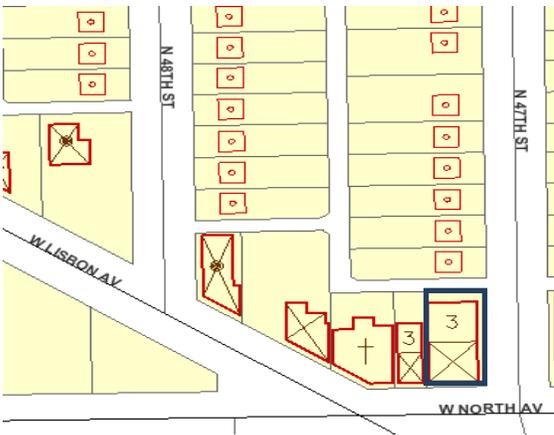


Office/Health Care Facility For Sale

4700-06 West North Avenue

Uptown Neighborhood



\$20,000 ASKING PRICE

Property: Two-story, 14,440 SF brick building constructed in 1926. Three residential units and two offices are located on the second floor.
Lot Area: 7,200 SF lot with alley entrance to rear surface parking.
Zoning: LB2, Local Business
 Assessor records and environmental data on website at www.city.milwaukee.gov/CRE.

BUYER DEVELOPMENT OBLIGATIONS

- Restore building in a timely manner for business use
- Add facade improvements & mount signage on North and West side of building.
- Buyers can't violate City Buyer Policies (see website)

PREFERRED COMMERCIAL USES

- Professional services or small retail store use
- Beauty salon and hair care services

Note: Property must be taxable and some uses may need BOZA approval
 Prohibited uses: Parking lot, social service, religious assembly, pawn shop, cigarette or cigar shop, gun shop, payday or auto-title loan store or other uses not permitted by zoning.

AVAILABLE RESOURCES

- Façade Grants. Information @ www.milwaukee.gov/facade
- Retail Investment Fund. Information @ www.milwaukee.gov/rif
- Business financing may be available through Milwaukee Economic Development Corp. See @ www.MEDOnline.com

CITY SALE CONDITIONS:

- Submittals are evaluated based on offer price, prospective use and proposed renovations/construction.
- Start-up businesses may submit a business plan.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval must be obtained prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval @ www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject restrictive covenants for performance, prohibitions for tax exemption, and certain uses and reversion of title provision for non-compliance. A \$1,000 Performance Deposit will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building plans.
- Rehabilitation must be complete within six months following closing; Buyer to provide Certificate of Occupancy.
- Buyers must not violate City Buyer Policies (www.milwaukee.gov/CommercialBuildings) at submittal and at closing.

SHOWINGS: Through Wisconsin licensed real estate brokers ONLY. Broker may contact 414-286-5730 for access.

SUBMITTAL: 1) "Proposal Summary" (on website) fully completed and submitted through licensed broker and
 2) Detailed Scope of Work for renovation (facade rendering desirable; may be requested later).

Proposals will be accepted beginning on October 30, 2014 at Real Estate Section, Department of City Development, 809 North Broadway, 2nd Floor, Milwaukee, WI 53202-3617 and will be reviewed on a **continuous basis** until an acceptable proposal is received.

CONTACT: Dwayne Edwards, Department of City Development, 414-286-5735 or dkedwar@milwaukee.gov.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted to errors, omission, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.