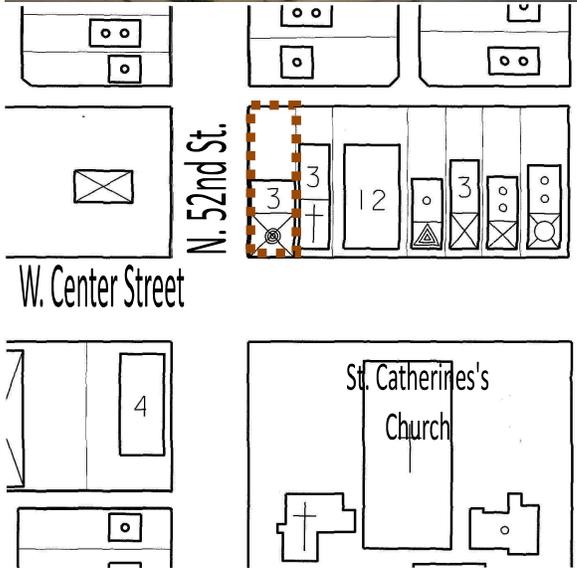




Commercial/Residential Opportunity

5128-30 West Center

Center Street Market Place District



\$25,000 ASKING PRICE

Building: 4,470 SF mixed-use building, built 1927
 2,280 SF Ground Floor/ Two Storefronts
 Rear apartment may be combined with front use
 Two second-story apartments (2 BR/1 BA)

Lot Area: 4,56p0 SF; Rear area available for parking

Zoning: LB2, Local Business
 Center Street Market Place Business Improvement District (BID)
 Old building sketch, photographs & Historical Land Use Investigation on website

BUYER DEVELOPMENT OBLIGATIONS

- Restore commercial storefronts & rehabilitate residential units
- Complete rehabilitation in a timely manner

PREFERRED COMMERCIAL USES:

- Retail use
- General or specialty office
- Martial arts, dance studio or similar business

Note: Property must be taxable; Some uses may need BOZA approval
 Prohibited uses: Tavern/liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday or auto-title loan store.

RESOURCES

- **Facade Grants.** Information at city.milwaukee.gov/facade
- **Retail Investment Fund.** Information at city.milwaukee.gov/rif
- **White Box Program** information available at www.milwaukee.gov/whitebox
- **Commercial Property Renovation Fund.** Contact Natanael Martinez at (414)286-5813 or Natanael.Martinez@milwaukee.gov for details.
- Business financing may be available through **Milwaukee Economic Development Corp.**, at www.MEDConline.com
- **Business Improvement District No. 39:** Contact Jennifer Potts at (414) 306-3586 or jennifer@centerstreetmarketplacebid39.org

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval.
- Buyer must obtain Certificate of Occupancy for commercial and residential uses within six months of closing.
- Buyer to execute City Commercial Offer to Purchase (or a Purchase & Sale Agreement for extensive renovations) after Council approval; see website for sample documents
- Deed will contain restrictive covenants for performance obligation and prohibitions for tax exemption and liquor license with reversion of title provision for non compliance. A Performance Deposit may also be required
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/

Showings: All showings must be conducted through Wisconsin licensed real estate brokers. Contract 286-5730 for access

Submittal: 1) Completed "Proposal Summary" submitted through licensed broker. See website at www.city.milwaukee.gov/CRE
 2) Detailed Scope of Work for renovation of both buildings (façade rendering of each may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Matt Haessly. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Matt Haessly, Department of City Development, 809 North Broadway, Milwaukee, WI 53202
 414-286-5736 or mhaess@milwaukee.gov

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