



Commercial/Residential Opportunity

5632-34 West Burleigh Street

The Mosaic on Burleigh District



\$35,000 ASKING PRICE

3,700 SF mixed-use building, built 1927
 1,260 SF Ground Floor/ Two storefronts and rear apartment
 Two second-floor apartments (2 BR/1 BA) / Two-car garage
 Lot Area: 4,800 SF with alley access alley
 Zoning: LB2, Local Business
 Burleigh Street Business Improvement District (BID No. 27)
 Assessor records & Historical Land Use Investigation on website

BUYER DEVELOPMENT OBLIGATIONS

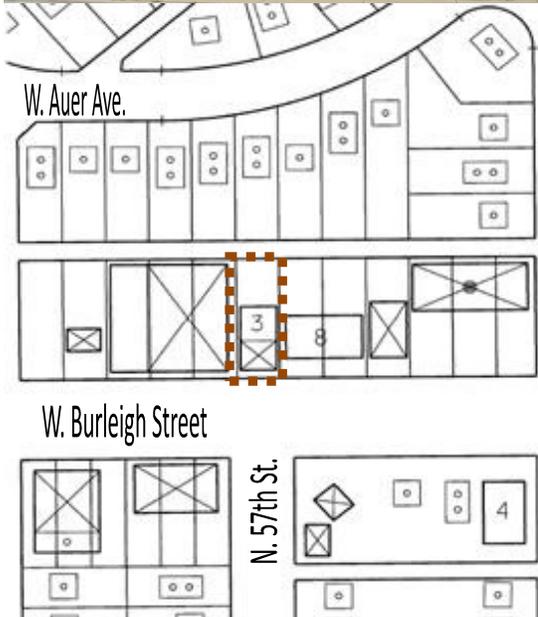
- Restore commercial space & storefronts & rehabilitate residential units
- Complete rehabilitation in a timely manner

PREFERRED COMMERCIAL USES:

- Retail use, general service or specialty office
 - Café, barber shop, 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

- Façade Grants. Information @ city.milwaukee.gov/facade
- Retail Investment Fund @ <http://city.milwaukee.gov/rif>
- Business assistance may be available through Milwaukee Economic Development Corp. @ MEDOnline.com
- BID information. Contact Brenda Cooper @ 414-447-9940 or brendabid27@gmail.com



CITY SALE CONDITIONS:

- Submittals will be evaluated based on offering price, prospective use and quality of proposed renovations.
- 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 will be obtained prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website).
- Conveyance will be “as is, where is” by quit claim deed subject restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and provision for title reversion for non compliance. A 10% Performance Deposit will be required to ensure timely rehabilitation
- Closing contingent on firm financing and equity and DCD approval of renovation plans
- Rehabilitation must be complete within six months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies (see website) at submittal and at closing.

Showings: Through Wisconsin licensed real estate brokers ONLY. 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 (façade rendering may be requested later)

Submit to Real Estate Section (Attn Haessly), Department of City Development, 809 North Broadway, 2nd Floor
 Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received

Contact: Matt Haessly, Department of City Development, 414-286-5736 or mhaess@milwaukee.gov

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