



Commercial/Residential Opportunity

6330 West Appleton Avenue

Burleigh/Appleton Corridor/Lenox Heights



\$20,000 Asking Price

Building: 3,890 SF mixed-use building, built 1960
 Ground floor office/possible residential conversion
 Three upper apartments (2 one bedroom/1 efficiency)
 Lot Area: 5,787 SF, side drive, parking in the rear
 Zoning: LB2, Local Business
 Burleigh Street Business Improvement District (BID No. 27)
 Assessor record & Historical Land Use Investigation on website

BUYER DEVELOPMENT OBLIGATIONS

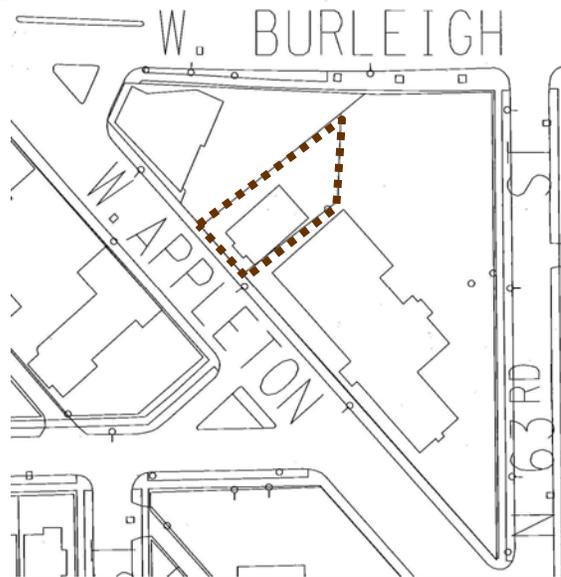
- Restore apartments to habitable condition
- Renovate commercial space for office or business use or convert to residential use
- Complete rehabilitation in a timely manner

PREFERRED COMMERCIAL USES:

- General service 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

- Façade Grants. Information @ city.milwaukee.gov/facade
- Rent Rehabilitation Program with forgivable loans up to \$14,999/unit; see city.milwaukee.gov/NeighborhoodImprovement/Rental-Rehabilitation-Loan-Pro.htm
- Business assistance may be available through Milwaukee Economic Development Corp. See MEDOnline.com



CITY SALE CONDITIONS:

- Submittals will be evaluated based on offering price, prospective use and proposed renovations.
- Start-up businesses must 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 will be 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 reversion of title provision for non compliance. A 10% Performance Deposit will be required at closing.
- Closing contingent 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)

Showings: Through Wisconsin licensed real estate brokers ONLY. Contract 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

Proposals will be accepted at DCD Real Estate, 809 North Broadway 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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