

Commercial Property Listing

964-66 North 35th Street

Historic Concordia Neighborhood

LISTING PRICE: \$15,000

Building: 3,240 SF two-story, Craftsman Style, brick building built in 1921. (Ground floor commercial space, upper office and a two bedroom apt.) **All new roof, gutters and eaves in 2015**

Zoning: LB2, Local Business

Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore building façade to historic standards, including clear glazing at groundfloor storefront and all windows, doors and woodwork.
- Finish all renovations in a timely manner.

PERMITTED COMMERCIAL USES

- Retail, Live-work Unit, Office, Art/Photography studio, Personal or Business Service, Maintenance or Repair service, or Recording Studio. Conversion of building to all residential is also acceptable.

Note: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Parking lot, religious assembly, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, or other uses prohibited by zoning.

AVAILABLE RESOURCES

- **Historic Renovation Tax Credits.** www.wisconsinhistory.org/
- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Rental Rehabilitation Program:** (414)286-5608
- <http://city.milwaukee.gov/RentalRehabLoan>
- **Commercial Property Renovation Fund:** Contact Marcey Patterson at (414)286-0739 or mpatte@milwaukee.gov for details.
- **Business Financing** may be available through Milwaukee Economic Development Corp: www.MEDOnline.com



CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of renovations, contribution to tax base and financial viability.
- 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. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to 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 \$1,000 Performance Deposit may be required at closing.
- Closing contingent on proof of firm financing and DCD approval of building plans.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact (414)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 Yves LaPierre. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Yves LaPierre, Department of City Development, (414)286-5762 or ylapie@milwaukee.gov.

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