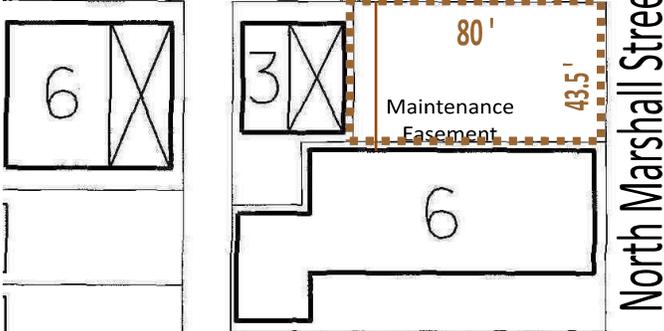




Commercial Building Site Historic East Brady Street SEC East Brady & North Marshall

East Brady Street



\$105,000 ASKING PRICE

3, 480 SF corner lot
80' feet on Brady Street / 43.5' on Marshall
LB2, Local Business Zoning
Locally Designated & National Register Historic Districts
Brady Street Business Improvement District (BID) – (see <http://bradystreet.org/>)
10' maintenance easement for adjoining building
Historic Land Use Investigation on website

DEVELOPMENT OBLIGATIONS

- Building construction is required
- Design must be compatible with the Historic Districts
Two to three stories; quality materials (No EFIS)
Conform to City's New Construction Guidelines (on website)
- Building anchored at corner with parking to rear
- Design & use contribute to business and neighborhood while minimizing negative impacts on area residents
- Retail storefront of traditional design with primary entrance on Brady
- Residential or office potential on upper floor(s)
- Fully taxable for property tax purposes
- Prohibited uses include taverns, liquor store, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday/ auto-title loan store or use that adversely impacts residents and businesses.
- Certain uses may require BOZA approval

RESOURCES

- BID information – see <http://bradystreet.org> or contact Steph Salvia @ 414-272-3978 or bradystbid@gmail.com
- City Grants: Façade Sign Grant @ city.milwaukee.gov/facade and Retail Investment Fund @ <http://city.milwaukee.gov/rif>
- Business assistance to eligible businesses and uses through Milwaukee Economic Development Corp @ MEDOnline.com

CITY SALE PROCESS & CONDITIONS

- Proposals evaluated on proposed design, quality of materials, prospective use, price, contribution to tax base, financial viability and impact of the use and design on the business community and adjoining residential neighborhood.
- Acceptance contingent on Common Council approval.
- Buyer to execute Purchase & Sale Agreement after Council approval (sample on website)
- Conveyance on "as is, where is" basis by quit claim deed subject restrictive covenants for performance, prohibitions for tax exemption, liquor licenses (except for restaurant with significant food component), and certain uses and reversion of title provision for non compliance. A Performance Deposit will be required
- Closing contingent on HPC Certificate of Appropriateness, firm financing and equity and DCD approval of building plans
- Construction to be complete within 12 months following closing; Buyer to provide Certificate of Occupancy for all uses
- Buyers must not violate City Buyer Policies (see website)

Submittal: 1) "Proposal Summary" (on website) fully completed and submitted through a licensed commercial broker and
2) Preliminary architectural plans (scaled rendering identifying building materials and site plan)

Due Date: On or before **3:00 PM November 26, 2013** @ Bid Desk, DCD, 809 North Broadway, 2nd Floor.

Contact: Matt Haessly, Department of City Development, 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.