



 Approximate sewer easement/vacated right-of-way area

LISTING PRICE: \$250,000

Lot Area: Approximately 20,000 SF

Zoning: LB1 or Local Business

- Part vacated right-of-way/sewer easement to be executed at closing
- Great proximity to I-94/College Avenue exit
- High traffic counts – 13000± vehicles/day on 13th Street and 25,700-33,400± vehicles/day on College Avenue
- Minutes from Mitchell International Airport, Milwaukee Area Technical College Campus, several restaurants and 12 hotels
- Assessor records, photographs, environmental data, sewer map, vacated right-of-way map on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Place building close to the corner, but outside sewer easement area
- Add landscape element at intersection above easement
- Place access drives away from corner
- Sewer easement to be executed at closing

PREFERRED COMMERCIAL USES

- Restaurant, Retail, Office, Commercial Service.

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

- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **Business Financing:** may be available through Milwaukee Economic Development Corp: www.MEDCOnline.com
- **Business Improvement District No. 40:** www.gatewaytomilwaukee.com

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of development, 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 Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of building plans and site plan.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate broker or contact (414)286-5730 for access. (7% brokerage fee will be paid at closing)

Submittal: 1) Completed “Proposal Summary” on the form available at www.city.milwaukee.gov/CRE
2) Provide a detailed Scope of Work for development including a scaled rendering of the building identifying exterior building materials and site plan for construction.

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

Contact: Rhonda Szallai, Department of City Development, (414)286-5674 or rszall@milwaukee.gov

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