

## Mixed Use Property For Sale

### 2817-19 West Carmen Avenue

### Thurston Woods Neighborhood



Above: Front Below: Rear Residential Unit



### \$35,000 ASKING PRICE

- **Commercial Building:** 2,324 SF, 2-structure mixed-use property constructed in 1955
- **Residential:** 1,094 SF
- **Lot Area:** 7,841 SF
- **Zoning:** RT2

Assessor records, photographs, and environmental data on City website at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)

#### DEVELOPMENT OBLIGATIONS:

- **Restore:** Restoring building clear glazing along street frontage and do not reduce existing window sizes.
- **Signage:** Buyer may add new signage in accordance with Milwaukee Code of Ordinance 295-605-5.
- **Business Plan:** Start-up businesses must submit a business plan.
- **Schedule:** Finish all renovation and/or new construction and obtain a Certificate of Occupancy within 18 months of closing date.

#### RECOMMENDED USES:

- One or two residential units (residential only) use is acceptable.
- The block currently has a variety of land uses and zoning districts. DCD is open to considering proposals that are compatible with neighboring residential uses. Some uses may require a change in zoning, if deemed appropriate and compatible with the neighborhood.
- Potential commercial uses to consider: artist studio, live/work, general office, business service, catering service, animal boarding, animal grooming or training facility, light manufacturing, or contractor's shop.

**Note:** Property must be taxable after City sale. Nearly all commercial uses will require either a zoning change or Board of Zoning Appeals ("BOZA") approval.

**Proposals will not be accepted for the following uses:** Parking lot, night club, tavern, liquor store, pawn shop, convenience store, tobacco or e-cigarette retailer, gun shop, payday or auto-title loan store, medical service facility, or child-day-care.



**RESOURCES:**

- Commercial Corridor Team Resources: at [milwaukee.gov/BusinessToolbox](http://milwaukee.gov/BusinessToolbox)
- Business financing may be available through Milwaukee Economic Development Corporation, at [MEDOnline.com](http://MEDOnline.com), Phone: (414) 269-1400.

**CITY SALE CONDITIONS:**

- Submittals evaluated on price, prospective use, impact on the business community, adjoining neighborhood, extent and quality of renovations, contribution to the tax base, and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization. BOZA approval may be required prior to Common Council approval. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- Conveyance will be “as is, where is” by quit claim deed subject restrictive covenants for performance, prohibitions for tax exemption and certain uses and reversion of title provision for non-compliance. A \$1,000 Performance Deposit will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building plans.
- Rehabilitation must be complete within 18 months following closing; Buyer to provide DCD with Certificate of Occupancy.
- Buyers must not violate City Buyer Policies. See website at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)

**SHOWINGS: Through Wisconsin licensed real estate brokers ONLY. Broker may contact 414-286-5730 for access**

**REAL ESTATE BROKER FEES:** If Buyer’s Proposal Summary and Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay a Broker Commission of \$1,000.00. Seller shall not pay any broker fee if Buyer and Broker are same or related in any manner.

**SPECIAL NOTES:**

- The City of Milwaukee reserves the right to reject any (**and all**) proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restrictions, if necessary.
- Unauthorized contact regarding this listing with any City Elected Officials, City staff, Redevelopment Authority of the City of Milwaukee staff or Department of City Development representatives may result in disqualification.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.
- DCD will honor confidentiality requests to the extent possible under Wisconsin’s Open Records Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

**All questions must be emailed** to Rosita Ross at [roros@milwaukee.gov](mailto:roros@milwaukee.gov) . Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 or by email to [roros@milwaukee.gov](mailto:roros@milwaukee.gov) and to the attention of Rosita Ross

- Submittal: 1) Completed "Proposal Summary" on the form available at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- 2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan for construction.
  - 3) Detailed description of the proposed development including all uses.
  - 4) Financing plan, including pro-forma and sources of equity
  - 5) Project Schedule

Submit to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Rosita Ross.

**Proposals will be accepted and reviewed on a continuous basis until an acceptable proposal is received.**

Contact: Rosita Ross, Department of City Development, 414-286-5762 or [roros@milwaukee.gov](mailto:roros@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. The City of Milwaukee reserves the right to reject any and all proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restriction, if necessary.