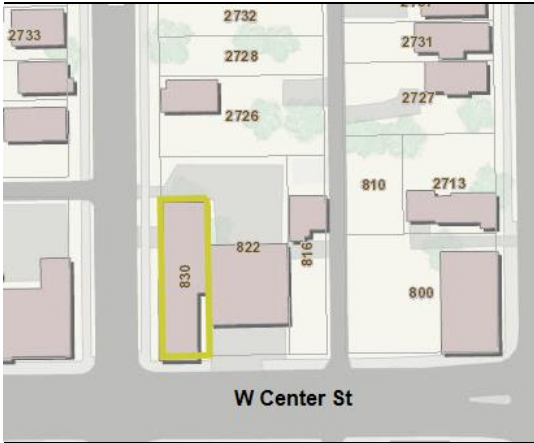


Commercial Property Listing
830-32 West Center Street
North Division Neighborhood



LISTING PRICE: \$10,000

Building: 3,512 SF mixed-use building built in 1896 having one upper residential unit along with attached garage

Lot Area: 4,368 SF

Zoning: LB2 Local Business

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

DEVELOPMENT OBLIGATIONS

- **Restore:** Restore store front windows to original size, maintain clear glazing consistent with MCO 295-605-2-i.
- **Schedule:** Complete all renovations and obtain a Certificate of Occupancy within 12 months of closing date.
- **Signage:** Buyer may add new signage in accordance with Milwaukee Code of Ordinance 295-605-S.
- **Business Plan:** Start-up businesses must submit a business plan.

PERMITTED COMMERCIAL USES

- Retail establishment, Office, artist studio. Residential on upper floors.

Note: Property must be taxable after City sale. Some uses may need **BOZA** approval (Board of Zoning Appeals)

Proposals will not be accepted for the following uses: Parking lot, pawn shop, tobacco or e-cigarette retailer, gun shop, liquor store, payday or auto-title loan store, day-care, medical service facility or other uses prohibited by zoning.

AVAILABLE RESOURCES

- Business Toolbox: at milwaukee.gov/BusinessToolbox
- **Business Financing:** may be available through Milwaukee Economic Development Corp., at: MEDOnline.com , Phone: (414) 269-1400.

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price maybe required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization. BOZA approval maybe 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
- Conveyance will be “as is, where is” by quit claim deed subject to 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.
- Buyers must not violate City Buyer Policies. See website at 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.

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. The City of Milwaukee reserves the right to reject any and all proposals for any reasons including no reason at its sole discretions. 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.

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 . Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 or by email to roros@milwaukee.gov attention of Rosita Ross

Submittal:

- 1) Completed “Proposal Summary” on the form available at 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 proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd 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

No warranty or representation, expressed 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.