



# Commercial Property For Sale

## 1901-A West Galena

### Park View Neighborhood



### \$45,000 ASKING PRICE

- **Building:** 5,017 SF, mixed-use building, constructed in 1900
- **Lot Area:** SF 4,290
- **Zoning:** RT4

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

### DEVELOPMENT OBLIGATIONS

- **Restore:** Restoring existing building, maintain clear glazing and do not reduce window size.
- **Restore or Demolish the rear building.**
- **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.
- Add landscaping between the sidewalk and the front and sides of the building.

### RECOMMENDED COMMERCIAL USES

- General office, Artist Studio, and uses that are compatible within the neighborhood context
- One to four residential units
- Live-work unit

**Note:** Property must be taxable after City sale. Some uses may need Board of Zoning Appeal (“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, child-day-care or other uses prohibited by zoning.

### RESOURCES

- Business Toolbox: at [milwaukee.gov/BusinessToolbox](http://milwaukee.gov/BusinessToolbox)
- Business financing may be available through Milwaukee Economic Development Corp., 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 and contribution to 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.

**CITY SALE CONDITIONS CONTINUED:**

- 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 [milwaukee.gov/CRE](http://milwaukee.gov/CRE), at submittal and at closing.

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 [www.city.milwaukee.gov/CRE](http://www.city.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.**

