



LISTING PRICE: \$58,500

Appraisal: on website at www.city.milwaukee.gov/CRE
Building: 7,798 SF historic building constructed in mid 1891
Lot Area: 7,800 SF
Zoning: LB2, Local Business
Historic: **Locally Designated Historic Building** – Exterior alterations must conform to guidelines adopted by Historic Preservation Commission. Please consult hpc@milwaukee.gov or 414-286-5722 with questions.
 Photographs, appraisal report, environmental data, historic designation report and preservation guidelines on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Property is locally designated historic. Restore building in accordance with historic preservation guidelines in a timely manner.
- Obtain a Certificate of Appropriateness for all exterior improvements in accordance with historic preservation guidelines.
- Restore the façade.

PERMITTED COMMERCIAL USES

- Restaurant, retail, office, business/food service, residential, etc.
- Note:** Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

AVAILABLE RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Business Financing:** may be available through Milwaukee Economic Development Corp: www.MEDOnline.com

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, experience & ability to renovate a historically designated building, 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/CRE
- 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, site plan and issuance of a Certificate of Appropriateness for building improvements in accordance with historic designation.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Renovation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact (414)286-5730 for access.

Submittal: 1) Completed “Proposal Summary” on the form available at 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 the renovation.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Matt Haessly or mhaess@milwaukee.gov **on or before 12:00pm (noon), Thursday, April 26, 2018.**

Contact: Matt Haessly, Department of City Development, (414)286-5736 or mhaess@milwaukee.gov.

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