



**LISTING PRICE: \$15,000**

**Building:** 4,844 SF (3,290 SF ground floor; one 3-bdr upper apartment with 1,594 SF) built in 1909.  
**Lot Area:** 4,500 SF  
**Zoning:** LB2, Local Business  
 Photographs, assessor page and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore building and maintain clear glazing along street frontage.
- Complete all renovations in a timely manner.

**PERMITTED COMMERCIAL USES**

- Restaurant and café use preferred or catering service
- Retail use, general or business service use.

**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**

- **Facade Grants:** [www.city.milwaukee.gov/facade](http://www.city.milwaukee.gov/facade)
- **Retail Investment Fund:** [www.city.milwaukee.gov/rif](http://www.city.milwaukee.gov/rif)
- **White Box Program:** [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- **Commercial Property Renovation Fund:** Contact Natanael Martinez at (414)286-5813 or [Natanael.Martinez@milwaukee.gov](mailto:Natanael.Martinez@milwaukee.gov) for details.
- **Business Financing** may be available through Milwaukee Economic Development Corp: [www.MEDOnline.com](http://www.MEDOnline.com)
- **Historic King Drive Business Improvement District:** Contact Deshea Agee at (414) 265-5809 or [info@kingdriveis.com](mailto:info@kingdriveis.com)

**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.
- Start-up businesses asked to submit a business plan with the Proposal Summary.
- 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.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at [www.milwaukee.gov/CRE](http://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 a restaurant with a primary food component) and certain uses and reversion of title provision for non-compliance.
- Closing contingent on proof of firm financing, BOZA and License approval, if applicable and DCD approval of building plans.
- Buyers must not violate City Buyer Policies. See website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)
- Rehabilitation must be complete within nine 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" submitted through licensed broker. See website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)  
 2) Detailed Scope of Work for renovation (façade rendering desirable; may be requested later).

Open House: **Wednesday, May 11, 2016 11:00am-12:30pm** and **Thursday, May 19, 2016 12:00pm-1:30pm**

Due Date: Submit proposal to the Real Estate Section (Attn: Haessly) or my email to [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov) Department of City Development, 809 North Broadway, 2<sup>nd</sup> Floor, Milwaukee, WI 53202 **on or before 12:00PM (Noon), Tuesday, May 31, 2016.**

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