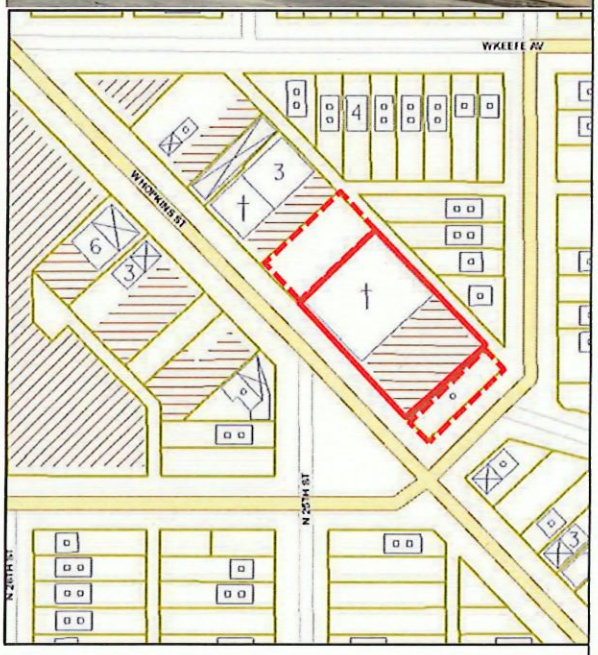
City of Milwaukee | DEPARTMENT OF CITY DEVELOPMENT

City Commercial Property Request for Proposals
2480, 2498 and 2504 West Hopkins Street
Franklin Heights Neighborhood





2498 W. Hopkins: Building & Parking Lot

2480-82 & 2504 W. Hopkins (Vacant Lots)

LISTING PRICE: $346,000

2498 W. Hopkins: Local Commercial Building – (Religious institution style building) approximately 26,464 square feet with onsite parking. Constructed in 1926 and is close to North 27th Street and West Capitol Drive business corridors.
2480-82 W. Hopkins: Vacant lot approximately 3,600 square feet.
2504-12 W. Hopkins: Vacant lot approximately 7,200 square feet.

Combined Lot Area: 37,264 square foot lot.
Zoning: LB2, Local Business
Assessor records, photographs and environmental data on website at city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Renovate and/or raze all or a portion of the existing building and fully occupy with permitted uses within 18 months of City closing date.
- Signage: Improve the appearance of the street facing façade in a manner approved by the Department of City Development. Buyer should add new signage in accordance with Milwaukee Code of Ordinance 295-605-5.
- Building remaining, must be restored and maintain the original façade with clear transparent windows along street frontages in accordance with MCO 295-605-2-i-3.
- New construction must meet the City's Commercial Design Guidelines and designs must be acceptable to DCD. See guidelines at city.milwaukee.gov/CRE
- Business Plan: Start-up businesses must submit a business plan.
- Buyers can't violate City Buyer Policies. See city.milwaukee.gov/CRE.

PERMITTED COMMERCIAL USES

- Offices, religious assembly, art/photography/wedding studio, personal or business services, personal instruction school, retail, computer gaming store, music or media recording studio, community center, quality child or adult daycare services, etc.

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

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

POTENTIAL RESOURCES

- Business Tool Box: city.milwaukee.gov/businesstoolbox
- Business financing may be available through Milwaukee Economic Development Corp., https://www.medconline.com/ phone: 414-269-1440.
- Focus on Energy Promotions: energystar.gov/rebate-finder
- Milwaukee County Resources: https://county.milwaukee.gov/EN/Administrative-Services/Economic-Development/Business-Resources.
- Area Plan: Near North, see the website for more details at city.milwaukee.gov/DCD/Planning/PlanningStudies/AreaPlans/NearNorth.

CITY SALE CONDITIONS:

1) Completed "Proposal Summary" on the form available at city.milwaukee.gov/CRE
2) Provide a detailed Scope of Work for renovation and/or new construction, including a scaled rendering of the building identifying exterior building materials and detailed site plan with detailed landscaping.

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent and quality of renovations, contribution to tax base, and financial viability.
- Acceptance contingent on Common Council approval of sale. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval must be obtained prior to Common Council action on the sale, if required. Start-up businesses must submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval. Sample is available at milwaukee.gov/CommercialBuildings and must be consistent with terms and conditions that Council approves.
- Conveyance will be "AS IS, WHERE IS" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, prohibitions or conditions on liquor license application (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance.
- Offer will require performance deposit concerning timely renovation and Buyer obtaining a Certificate of Occupancy within 18 months of closing.
- Closing contingent on Buyer compliance with City Buyer Policies, proof of funds, DCD approval of all plans and Common Council approval.
- Buyers must not violate City Buyer Policies. See website at milwaukee.gov/CRE and MCO 304-49.
- 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.
- Closing contingent on firm financing and DCD approval of building renovation and site plan.

SHOWINGS:
Through Wisconsin licensed real estate broker only or contact 414-286-5730.
Please wear appropriate clothing, proper footwear and bring a flashlight as if inspecting a construction site.

REAL ESTATE BROKER FEES: If Buyer's Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay Broker commission of $1,500. Seller shall not pay any broker fee if Buyer and Broker are same or related in any manner.

SUBMITTALS MUST INCLUDE:

1. "Proposal Summary" (on website) fully completed and submitted to Dwayne Edwards at dkedwar@milwaukee.gov Before the submittal due date and time.
2. Detailed description of the proposed development including all uses.
3. Detailed scope of work for renovations and/or razing of the building, if applicable and new construction, if warranted, including preliminary scaled site plans with landscaping, fencing and parking design. Preliminary, scaled exterior elevations of any new building(s) including exterior materials and glazing consistence with the City's new building design guidelines at city.milwaukee.gov/CRE
4. Provide detailed renovation and/or construction budget along with the financing plan including pro-forma and sources of equity.
5. Please provide a copy of the Buyer(s) ID for City's background check.
6. Project Schedule for renovation and completion.

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.
- The City of Milwaukee reserves the right to reject or accept any proposals at any time after the due date written below. The City also reserves the right to contact rejected buyers in the event the primary buyer does not move forward. All buyers may not be contacted about their proposal at the same time.
- 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 Buyer questions to be submitted via email, to dkedwar@milwaukee.gov **on or before Friday, December 18, 2026, at 12PM (NOON).** Questions and Responses will be posted at city.milwaukee.gov/CRE.

SUBMITTAL DUE DATE: **Submit proposal summary form, including all items listed above to DCD -Real Estate Section,** 809 N. Broadway-2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards or by email dkedwar@milwaukee.gov. Proposals will be accepted and reviewed on **or before Wednesday, December 30, 2026, at 12PM (NOON).**

CONTACT: Dwayne Edwards, Department of City Development, (414) 286-5735 or dkedwar@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.