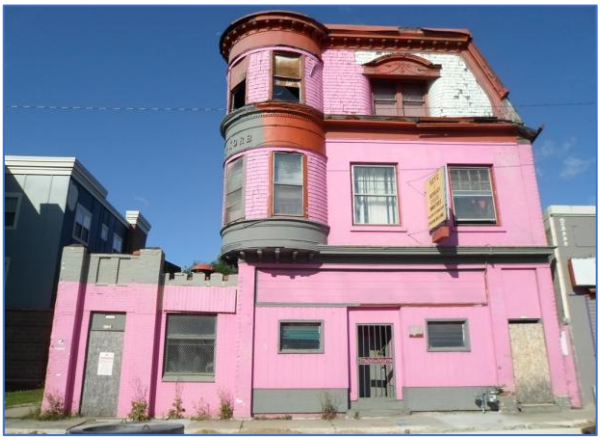
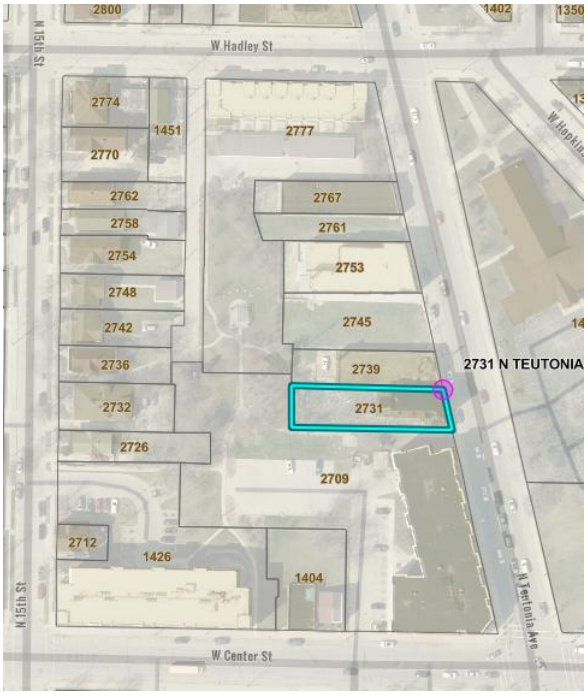
City of Milwaukee | DEPARTMENT OF CITY DEVELOPMENT

CITY COMMERCIAL PROPERTY REQUEST FOR PROPOSAL: 2731-35 North Teutonia Avenue North Division Neighborhood

LISTING PRICE: $ 10,000





Building: A multi-story mixed-use building built in 1899, including one commercial unit and two upstairs residential apartments.
Lot Area: 7,200 square feet.
Zoning: LB2, Local Business.
Assessor records, photographs, and environmental data on website at city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

Renovation: Restoring existing building to fully occupy with permitted uses within 18 months of City closing date.
Facades: Restore storefront with clear glazing display windows per Milwaukee Code of Ordinances 295-605-2-i-3 and in a manner approved by the Department of City Development.
Signage: Signage must comply with Milwaukee Code of Ordinances 295-605-5.
Landscaping: Parking lot landscaping and/or any bicycle parking shall meet City standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.
Business Plan: Start-up businesses must submit a business plan.
Schedule: Finish all renovations and/or new construction and obtain a Certificate of Occupancy within 18 months of the City's closing date.
Buyers must comply with City Buyer Policies. See city.milwaukee.gov/CRE.

POTENTIAL COMMERCIAL USES

- Youth-oriented or community-serving use, retail, neighborhood grocery, restaurant/cafe without drive-thru, artist space, health or wellness club, office, personal or business service, residential on upper floors.

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, pawn shop, tobacco or e-cigarette retailer, auto repair or body shop facility, gun shop, liquor store, payday or auto-title loan store, or other uses prohibited by zoning.

POTENTIAL RESOURCES

- Business Tool Box: milwaukee.gov/BusinessToolBox
- Business financing: Milwaukee Economic Development Corporation of Wisconsin (MEDC) MEDConline.com phone: 414-269-1440.

CITY SALE CONDITIONS:

- 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 will be obtained prior to Common Council action on the sale. Start-up businesses are encouraged to submit a business plan.

2731-35 North Teutonia Avenue

CITY SALE CONDITIONS (Continued):

- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval. Sample available at www.milwaukee.gov/CommercialBuildings and must be consistent with terms and conditions that Council approves.
- Conveyance will be "AS IS, WHERE IS" by quitclaim 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.
- Offer will require a performance deposit concerning timely renovation and Buyer obtaining a Certificate of Completion within 18 months of closing.
- Closing contingent on Buyer compliance with City Buyer Policies, proof of funds, DCD approval of building and site plans, and Council approval.

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.

SHOWINGS:

The Property will be open for inspection **by appointment ONLY;** contact (414) 286-5674 to schedule. **The building's interior is unstable and unsafe to enter. No interior walk-through will be permitted.** The Buyer should assume all systems and mechanicals need to be replaced.

Anyone viewing the premises will need to sign a waiver prior to inspection. Once a showing is scheduled, wear proper footwear for a construction site and bring a flashlight. The City recommends bringing a general contractor with you.

REAL ESTATE BROKER FEES:

If Buyer's Proposal Summary and Public Disclosure Statement were submitted to City by a Wisconsin-licensed real estate broker, City agrees, at closing, to pay a Broker Commission of $1,000.00. Seller shall not pay any broker fee if Buyer and Broker are the same or related in any manner.

SUBMITTAL:

1. Complete the "Proposal Summary" form available at milwaukee.gov/CRE
2. Provide a detailed Scope of Work for the renovation, including a scaled rendering of the building that identifies exterior building materials and a 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
6. Provide a copy of Buyer's ID for the City's background check.

QUESTIONS AND SUBMITTAL DUE DATE

- All questions must be emailed to Tehila Cohen at tcohen@milwaukee.gov by **12:00 PM on Friday, November 20, 2026**. Questions and responses will be posted at Milwaukee.gov/CRE.
- Submit the proposal summary form, including all items listed above, **by 12:00 PM on Monday, November 30, 2026**, to Tehila Cohen at the Department of City Development (809 N. Broadway, 2nd Floor, Milwaukee, WI 53202) or via email to tcohen@milwaukee.gov.

CONTACT: Tehila Cohen | Email: tcohen@milwaukee.gov | Office: (414) 286-5674

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.