

Commercial Property Listing – Request for Proposals

3100 West Lisbon Avenue

Walnut Hill Neighborhood



LISTING PRICE: \$94,800

Building: Mixed-Use Building – (Storefront with one two-bedroom apartment), having 2,440 square feet of space. Building was constructed in 1906.

Lot Area: 4,770 square foot lot with the possibility to add parking in the rear.

Zoning: CS, Commercial Service

Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- **Restore:** Restore the original storefront facades, in a manner approved by the Department of City Development. Enlarge and return the original storefront windows with clear glazing on Lisbon Ave. and N. 31st Street with clear glazing. Enlarging the windows will provide natural lighting and visibility. Incorporate awnings over the doors.
- **Signage:** Commercial businesses may consider a Type A or Type B wall sign as defined in MCO 295-407 with commercial standards in MCO-295-605-5.
- **Business Plan:** Start-up businesses must submit a business plan.
- **Schedule:** Finish all renovations and obtain a Certificate of Occupancy within 12 months of the City's closing date.

POTENTIAL COMMERCIAL USES

General office, live/work space, artist studio, personal service, business service, photography business, café, restaurant, small retail/grocery establishment without drive-through service, fitness/wellness center.

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

AVAILABLE RESOURCES

- Business Tool Box: milwaukee.gov/BusinessToolBox
- Commercial Corridors Team: Storefront Activation Grant. Contact Terrence Moore at tmoore@milwaukee.gov or 414-286-5820.
- Business financing may be available through Milwaukee Economic Development Corp., at MEDOnline.com; Phone: (414) 269-1440.

Proposals will not be accepted for the following uses: Parking lot, social service, pawn shop, cigarette or cigar shop, gun shop, liquor store, convenience store, payday or auto-title loan store, medical service facility, child daycare or other uses not permitted by zoning.

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent and quality on 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.
- 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 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.
- 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.

- 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.

SHOWINGS: Through Wisconsin licensed real estate agent or broker only or contact 414-286-5730.

It is recommended all parties wear proper footwear for a construction site and bring a flashlight.
Please note that the property's electrical service is turned off.

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 \$2,000. 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.
- 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. The City of Milwaukee Department of City Development reserves the right to reject any proposal for any reason, including for no reason.
- 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 Dwayne Edwards at dkedwar@milwaukee.gov on or before 12:00 PM (NOON) on **Friday, July 10, 2026**.

Questions and Responses to questions will be posted at Milwaukee.gov/CRE Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 or by email to dkedwar@milwaukee.gov and to the attention of Dwayne Edwards

SUBMITTALS MUST INCLUDE:

- 1) Fully Completed "Proposal Summary" submitted through licensed broker. See website at www.city.milwaukee.gov/CRE
- 2) Detailed Scope of Work for renovation including proposed use(s) and number of units.
- 3) Provide a detailed Scope of Work for renovations including a scaled rendering of the building, identifying exterior building materials and site plan for landscaping.
- 4) Provide detailed renovation budget along with the financing plan including pro-forma and source of equity.
- 5) Project schedule for renovation and project completion.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards at dkedwar@milwaukee.gov, **on or before 12pm (Noon) on Monday, July 27, 2026**.

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.