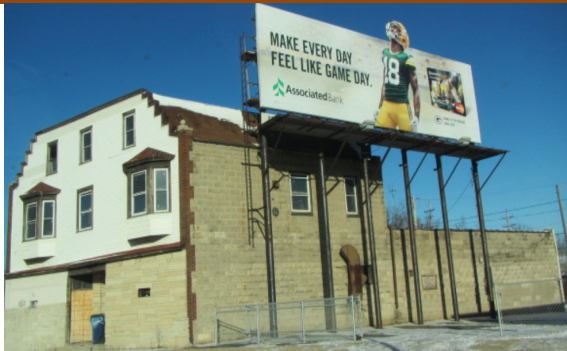


# Request for Proposals - Commercial Property

## 3733 North 7<sup>th</sup> Street

### Harambee Neighborhood



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

**Building:** 5,644 SF built in 1914 (Commercial/residential/storage)

**Lot Area:** 3,740 SF

**Zoning:** LB2, Local Business

Assessor records, photographs and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore building, add and expand storefront clear glazing along both street frontages.
- Finish all renovations within 12 months of closing.

**POTENTIAL COMMERCIAL USES**

- Office, retail, service business, , artist space, recording/music studio, catering, personal/business service, etc.

**Note:** Property must be taxable after City sale. Some uses may need BOZA approval. Billboard is **not** located on 3733 N. 7<sup>th</sup> Street parcel.

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, Child daycare or other uses prohibited by zoning.

**POTENTIAL 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)
- **Focus on Energy Promotions:** [www.energystar.gov/rebate-finder](http://www.energystar.gov/rebate-finder)
- **Business Financing:** may be available through Milwaukee Economic Development Corp: [www.MEDConline.com](http://www.MEDConline.com)
- **Rental Rehabilitation Program:** may be available – Benjamin Sanchez at (414) 286-5719 or [nidc@milwaukee.gov](mailto:nidc@milwaukee.gov)

**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. Earnest money of 5% of price may be 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/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)
- 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 and site plan.
- 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 twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate broker or contact (414) 286-5730 for access.

Submittal: 1) Completed “Proposal Summary” on the form available at [www.city.milwaukee.gov/CRE](http://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 construction.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards. **Proposals will be accepted and reviewed on a continuous basis until an acceptable proposal is received.**

Contact: Dwayne Edwards, Department of City Development, (414) 286-5735 or [dkedwar@milwaukee.gov](mailto:dkedwar@milwaukee.gov).

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