

**Commercial Property Listing**  
**3817-19 West North Avenue**  
**Washington Park Neighborhood – BID #28**



**LISTING PRICE: \$5,000**

**Building:** 2,671 SF Mixed-use building and garage

**Lot Area:** 3,600 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 for commercial use in a timely manner and retain glazing along street frontage.
- Finish all renovations in a timely manner.
- At Closing, the City shall notify the Wisconsin Department of Natural Resources (WDNR) of the transfer of title and assign the Responsible Party status of WDNR File No. 03-41-466694 "Open LUST" to the new Buyer.
- Buyer shall hire a licensed environmental consultant to evaluate the environmental conditions and shall seek regulatory closure in accordance with WDNR guidelines.

**POTENTIAL COMMERCIAL USES**

- Restaurant, Catering, Retail, Office, Business/Food Service, Live/work unit, etc.
- Note:** Property must be taxable and some uses may need BOZA approval  
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 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)
- **Commercial Foreclosed Property Renovation Fund:** Natanael Martinez at (414)286-5813 or [Natanael.Martinez@milwaukee.gov](mailto:Natanael.Martinez@milwaukee.gov)
- **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)
- **Business Improvement District No. 28:** Kelly Felder, North Avenue Gateway BID 28, (414)975-9256 or [discovernorthavenue.com](http://discovernorthavenue.com)

**CITY SALE CONDITIONS:**

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of renovations, contribution to tax base and financial viability.
- 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. 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 plans 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.
- Buyer accepting assignment of the Responsibility Party status for the environmental conditions at 3817-19 W. North Avenue and Buyer hiring a licensed environmental consultant to evaluate the environmental conditions of WDNR File No.: 03-41-466694 "Open LUST" and Buyer seeking regulatory closure in accordance with WDNR guidelines.

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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