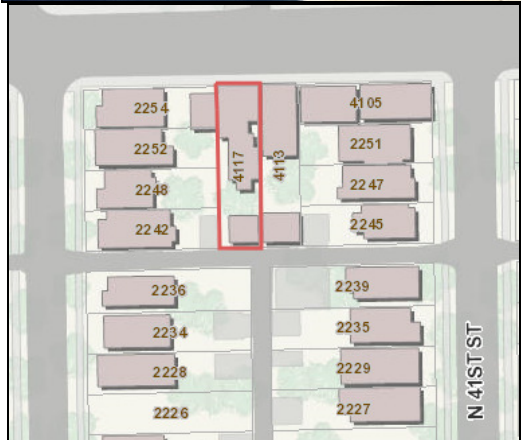


**Commercial Property Listing**  
**4117-21 West North Avenue**  
**North Avenue Gateway – BID #28**



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

**Building:** 3,458 SF built in 1929 (retail space and two 1br apartments)  
**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 and develop site in a timely manner.
- Restore original window openings and façade; include clear glazing along street frontage.

**POTENTIAL COMMERCIAL USES**

- Office, retail, medical office, service business, recording/art studio, live-work unit.

**Note:** Property must be taxable and some uses may need BOZA approval  
Proposals will not be accepted for the following uses: Parking lot, religious assembly, 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:** [www.milwaukeebid28.org](http://www.milwaukeebid28.org)

**CITY SALE CONDITIONS:**

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

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 and 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).

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.