

# Request for Proposals - Commercial Property

## 4500-06 West Burleigh Street

### Sunset Heights Neighborhood – BID No. 27



**LISTING PRICE: \$50,000**

**Building:** 7,338 SF built in 1927 (three storefronts & four apartments)

**Lot Area:** 7,452 SF with 10 onsite parking spaces.

**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 commercial frontage, including clear glazing and transoms, along street frontages. Building elevations are strongly encouraged.
- Provide a preliminary site plan in accordance with MCO 295-405 for the parking lot frontage along North 45th Street.
- A business plan **must** be submitted for all start-up businesses.
- Finish all renovations within 12 month of closing.
- While this property was not included in the 2019 Burleigh Design Charrette, buyers are encouraged to review and incorporate the vision and needs expressed by the community during the charrette process. The charrette report is available at [www.milwaukee.gov/AreaPlans/West](http://www.milwaukee.gov/AreaPlans/West)

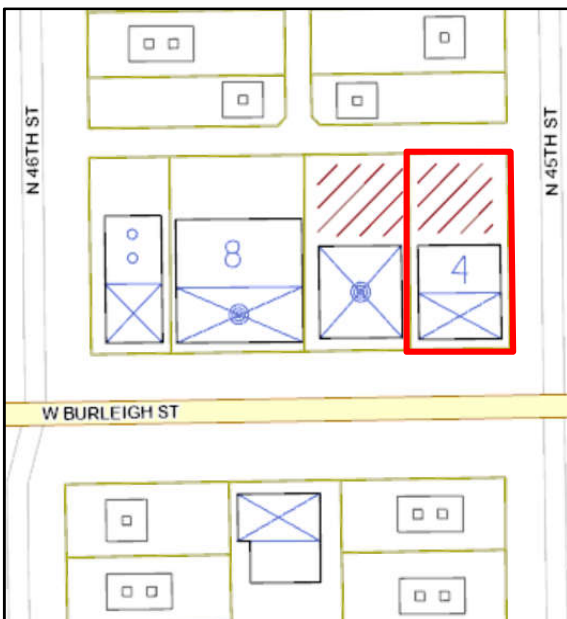
#### POTENTIAL COMMERCIAL USES

- Office, retail, recording or art studio, live-work space, restaurant, catering.

**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. 27:** Bonnie Kriszta (414) 301-3702
- **Residential Rental Rehabilitation Program:** may be available - (414) 286-5608 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 & quality of renovations, confirmation that commercial store fronts will be restored with clear glazing and transoms (elevations showing façade improvements is preferred and strongly recommended), preliminary site plan in accordance with MCO 295-405 for the parking lot frontage along N. 45<sup>th</sup> Street, schedule to complete renovations, adherence to 2019 Burleigh Design Charrette, 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 will 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.
- The City does not have 4500 W. Burleigh Street (the “Property”) listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property with the buyer, contribute toward buyer’s owed broker fee in an amount equal to **\$2000**. City’s contribution toward the broker fee shall only be paid from the sale proceeds. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

**Open House Showings ONLY:**

Please wear appropriate footwear and bring a flashlight. Please bring your contractors to your showing.

- **Monday, June 14<sup>th</sup> 9am - 11am**
- **Tuesday, June 22<sup>nd</sup> 11am - 1pm**
- **Wednesday July 7<sup>th</sup> 2pm - 4pm**
- **Thursday, July 22<sup>nd</sup> 11am - 1pm**
- **Monday, August 16<sup>th</sup> 2pm – 4pm**

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

2) Business plan for all startup businesses.

3) Provide a detailed Scope of Work for renovation including a scaled elevations of the building identifying exterior building materials and preliminary site plan in accordance with MCO 295-405 for the parking lot frontage along N. 45<sup>th</sup> Street.

Proposals due to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Matt Haessly or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov) **on or before 12:00 pm (Noon), Tuesday, August 31, 2021**

Contact: Matt Haessly, Department of City Development, (414) 286-5736 or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov)

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