



LISTING PRICE: \$50,000

Building: 6,848 SF two story building with garage (commercial/residential)

Lot Area: 6,000 SF and 3,780 SF (vacant lot to the west)

Zoning: LB2, Local Business

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

BUYER DEVELOPMENT OBLIGATIONS

- Restore building and expand storefront windows to comply with the minimum glazing standards of MCO Ch. 295-605-2-i-3.
- Landscape the vacant lot in accordance with MCO 295.405 Additional landscaping requirements may apply.
- Finish all renovations in a timely manner.

POTENTIAL COMMERCIAL USES

- Office, retail, live-work space, artist studio, medical office, personal or business service, catering, household maintenance/repair service, restaurant, housing (upper floors only), 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
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Commercial Foreclosed Property Renovation Fund:** Natanael Martinez at (414)286-5813 or Natanael.Martinez@milwaukee.gov
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- **Business Improvement District No. 39:** centerstreetmarketplacebid39.org
- **Rental Rehabilitation Program:** (414)286-5608 or nidc@milwaukee.gov

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
- 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
- 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

2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan.

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. 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.

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