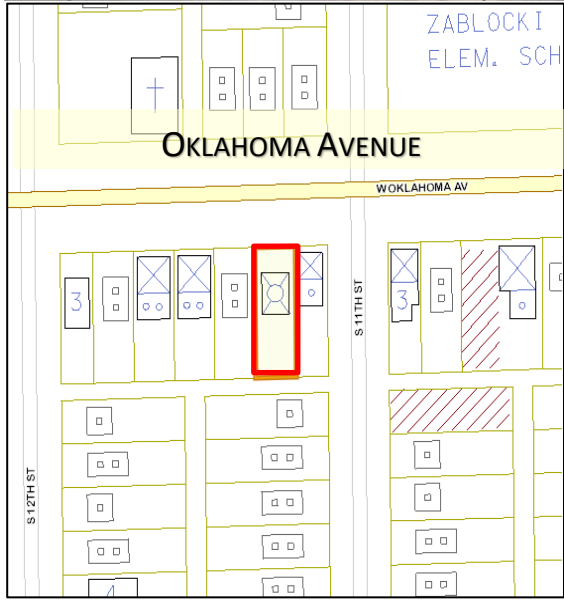



Request For Proposals - Commercial Property

1107 West Oklahoma Avenue

Morgandale Neighborhood



 1107 W. Oklahoma Avenue

LISTING PRICE: \$115,000

Building: Approximately 1,796 SF former medical office, commercial single-story brick building built in 1952 having six examination rooms, two offices, lab area, lobby, full basement, and ramp to front door, Limited off-street parking in the rear (five parking spaces). Building fronts onto Oklahoma Avenue with high visibility traffic counts.

Lot Area: 4,800 SF

Zoning: LB2, Local Business

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

BUYER DEVELOPMENT OBLIGATIONS

- Restore building and store front windows with clear glazing along street frontage.
- Landscaping all street frontages to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.
- Start-up businesses must submit a business plan.
- Finish all renovations and obtain a Certificate of Occupancy within 18 months of closing date.

POTENTIAL COMMERCIAL USES

- Office, retail, service business, medical office per MCO 295-201-371 or health clinic per MCO 295-201-249, restaurant or café, personal instruction school providing lessons like dance or personal training, catering, or photography business.

Note: Property must be taxable after City sale. Some uses may need BOZA approval. Proposals will not be accepted for the following uses: Parking lot, vehicle repair, storage, or sales facility, pawn shop, convenience store, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility, convenience store, child daycare or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Business Tool Box** –milwaukee.gov/BusinessToolbox
- **Business Financing:** may be available through Milwaukee Economic Development Corp: MEDOnline.com; Phone: 414-269-1440.
- **Business Improvement District No. 50:** Contact Executive Director, Leif Otteson at (414) 455-3323.

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 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 must submit a business plan with the City's Proposal Summary.
- 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 against applying 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.
- City of Milwaukee reserves the right to reject any and all proposals for any reason, including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restrictions, if necessary.
- Unauthorized contact regarding this listing with any City Elected Officials, City Staff, Redevelopment Authority of the City of Milwaukee staff or Department of City Development representatives may result in disqualification.

- 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 **18** months following closing; Buyer must provide Certificate of Occupancy.

REAL ESTATE BROKER FEES: If Buyer’s Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay Broker commission of \$2,000. Seller shall not pay any broker fee if Buyer and Broker are same or related in any manner.

SHOWINGS: Through open houses only. Wear property footwear for a construction site and bring a flashlight. The Property will be open for inspection ONLY on the following dates and times:

Date: Thursday, October 6, 2022	Time: 10:00 AM to 11:00 AM
Date: Wednesday, October 12, 2022	Time: 1:00 PM to 2:00 PM
Date: Wednesday, October 19, 2022	Time: 1:00 PM to 2:00 PM
Date: Thursday October 27, 2022	Time: 11:00 AM to 12:00 PM
Date: Thursday, November 10, 2022	Time: 11:00 AM to 12:00 PM

SUBMITTALS MUST INCLUDE:

- 1) “Proposal Summary” (on website) fully completed and submitted to Dwayne Edwards at dwayne.edwards@milwaukee.gov
- 2) Detailed description of the proposed development including all uses and number of units, if applicable
- 3) Detailed scope of work for renovation or new construction, including proposed uses and number of units. Detailed and scaled preliminary building elevations, exterior materials and site plans, including landscaping and parking is required for proposals involving demolition and new construction.
- 5) Financing plan including pro-forma and sources of equity.
- 7) Project Schedule.

SPECIAL NOTES:

- The City of Milwaukee reserves the right to reject any and all proposals for any reason including no reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the Buyer awarded the purchase and development rights, and to impose additional use and design restrictions, if necessary.
- Unauthorized contact regarding this listing with any City Elected Officials, City staff, Redevelopment Authority of the City of Milwaukee staff or Department of City Development representatives may result in disqualification.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.
- DCD will honor confidentiality requests to the extent possible under Wisconsin’s Open Records Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.
- All questions must be emailed to Dwayne Edwards at Dwayne.edwards@milwaukee.gov on or before 12:00 PM (NOON) on Tuesday, November 15, 2022. Questions and Responses to questions will be posted at Milwaukee.gov/CRE Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 or by email to dwayne.edwards@milwaukee.gov and to the attention of Dwayne Edwards

SUBMITTAL DUE DATE: Submit proposals to DCD -Real Estate Section, 809 N. Broadway-2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards or by email dwayne.edwards@milwaukee.gov on or before **12pm (Noon) on Wednesday, November 30, 2022.**

CONTACT:

Dwayne Edwards, Department of City Development, (414) 286-5735 or Dwayne.Edwards@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. The City of Milwaukee Department of City Development reserves the right to reject any proposal for any reason, including no reason.