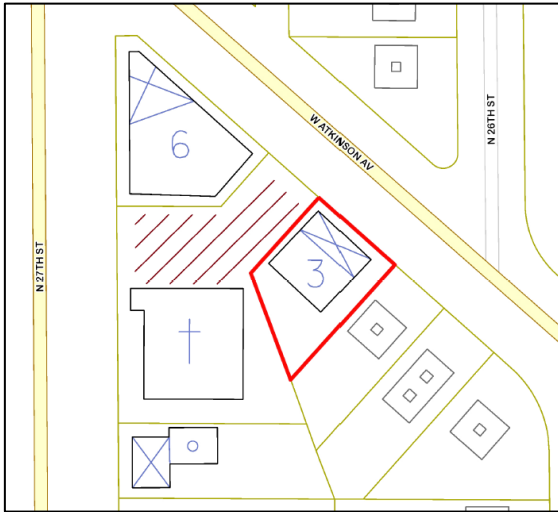


Commercial Property Request for Proposals 2617-23 West Atkinson Avenue Garden Homes Neighborhood



LISTING PRICE: \$45,000

Building: Approximately 5,401 SF, multi-story brick building constructed in 1927. Property has large commercial space along with three apartment units. Building is directly across the street from a neighborhood park.

Lot Area: 4,630 SF

Zoning: LB1, Local Business

Assessor records, photographs and environmental data on website at

www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- **Renovation:** Restore building and store front with clear glazing along street frontage.
- **Signage:** Add new signage in accordance with Milwaukee Code of Ordinance 295-605-5.
- **Business Plan:** Start-up businesses must submit a business plan.
- **Schedule:** Finish all renovations and obtain a Certificate of Occupancy within 18 months of closing date.

POTENTIAL COMMERCIAL USES

- Office, retail, service business, recording or art or dance studio, restaurant or café without drive through, catering, or photography/wedding planning business, etc.

Note: Property must be taxable after City sale. Some uses may require Board of Zoning Appeals (BOZA) approval.

Proposals will not be accepted for the following uses: Parking lot, pawn shop, cash for gold business, tobacco or e-cigarette retailer, gun shop, liquor store, payday or auto-title loan store, medical service facility, child daycare or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Business Tool Box** – milwaukee.gov/DCD/BusinessToolbox
- **Business Financing:** may be available through Milwaukee Economic Development Corp: MEDOnline.com; Phone: 414-269-1440.
- **Rental Rehabilitation Program:** may be available through Neighborhood Improvement Development Corporation. Contact Benjamin Sanchez at (414) 286-5719 or nidc@milwaukee.gov
- **Focus on Energy Promotions:** energystar.gov/rebate-finder

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 of the sale. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval must be obtained prior to Common Council action on the sale. Start-up businesses are encouraged to submit a business plan with the City's Proposal Summary document.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval. Sample is available at www.milwaukee.gov/CommercialBuildings and must be consistent with terms and conditions that Council approves.
- Conveyance will be "AS IS, WHERE IS" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, prohibitions or conditions on liquor license application (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance.
- Offer will require a Performance Deposit concerning timely renovation and Buyer obtaining a Certificate of Occupancy within 18 months of closing.
- Closing contingent on Buyer compliance with City Buyer Policies, proof of funds, DCD approval of building and site plans and Common Council approval.

- 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 and MCO 304-49.
- 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.

WEDNESDAY AUGUST 16, 2023 9 AM TO 10 AM
FRIDAY AUGUST 18, 2023 10 AM TO 11 AM
WEDNESDAY, AUGUST 23, 2023 9 AM TO 10 AM
FRIDAY, AUGUST 25, 2023 10 AM TO 11 AM

SUBMITTALS MUST INCLUDE:

- 1) "Proposal Summary" (on website) fully completed and submitted to Dwayne Edwards at dkedwar@milwaukee.gov Before the submittal due date and time.
- 2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan for landscaping.
- 3) Detailed scope of work for renovation including proposed uses and number of units.
- 4) Provide detailed renovation budget along with the financing plan including pro-forma and sources of equity. Project Schedule for renovation and completion.

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.
- The City of Milwaukee reserves the right to reject or accept any proposals at any time after the due date written below. The City also reserves the right to contact rejected buyers in the event the primary buyer does not move forward. All buyers may not be contacted about their proposal at the same time. The City of Milwaukee Department of City Development reserves the right to reject any proposal for any reason, including for no reason.
- 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 dkedwar@milwaukee.gov on or before 12:00 PM (NOON) on Wednesday, September 13, 2023. 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 dkedwar@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 dkedwar@milwaukee.gov on or before 12:00 PM (NOON) Wednesday, September 27, 2023.**

CONTACT: Dwayne Edwards, Department of City Development, (414) 286-5735 or 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.