

**City Commercial Property For Sale**  
**2700-02 West Lisbon Avenue**  
**Midtown Neighborhood**



**LISTING PRICE: \$25,000**

**Building:** Commercial two-story brick building with 3,834 SF, built in 1907.  
 (building has one commercial unit with a three bedroom apartment)

**Lot Area:** 2,506 SF

**Zoning:** CS, Commercial Service

Assessor records, photographs and environmental data at [www.milwaukee.gov/CRE](http://www.milwaukee.gov/CRE)

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore or renovate building and fully occupy with permitted uses within 18 months of City's closing date.
- Improve the appearance of the street facing facades in a manner approved by the Department of City Development.
- Restore or expand clear glass windows along W. Lisbon Avenue and N. 27<sup>th</sup> Street. Window openings may not be reduced in size.
- Landscape the vacant lot in a manner approved by the Department of City Development.

**POTENTIAL COMMERCIAL USES**

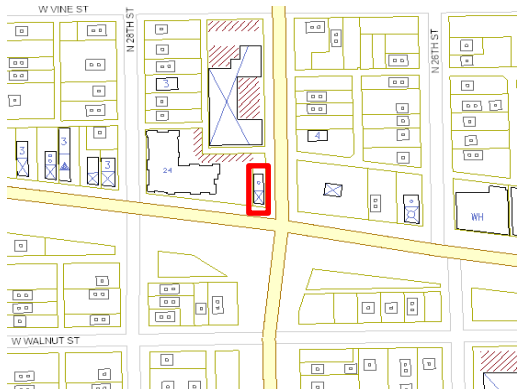
- Office, retail, artist space, recording studio, sandwich shop, café, catering, dancing or photography business.

**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, pawnshop, cigarette or cigar shop, 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** – <https://milwaukee.gov/DCD/BusinessToolbox/bids/CommercialRevitalizationFund>.
- **Business Financing:** may be available through Milwaukee Economic Development Corp.: [www.MEDOnline.com](http://www.MEDOnline.com)
- **Focus on Energy Promotions:** [www.energystar.gov/rebate-finder](http://www.energystar.gov/rebate-finder)
- **Rental Rehabilitation Program:** may be available – Benjamin Sanchez at (414) 286-5719 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, 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 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](http://www.city.milwaukee.gov/CRE)
- Rehabilitation must be complete within 18 months following closing; Buyer must provide Certificate of Occupancy.

**Showings:** Through Wisconsin licensed real estate broker or contact (414) 286-5730 for access.

**SPECIAL NOTES:**

- 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 City Elected Officials, City Staff and 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 analysis.
- DCD will honor confidentiality requests to the extent possible under Wisconsin Open Records Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

- 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 for renovation including a scaled rendering of the building identifying exterior building materials and site plan for construction.
  - 3) Detailed description of the proposed development including all uses.
  - 4) Financing plan, including pro-forma and sources of equity
  - 5) Project Schedule

Submit 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.