



Commercial Property For Sale

**3474-78 North 2nd Street & 135-37 W Keefe Ave
Harambee Neighborhood**

LISTING PRICE: \$45,500

3474-78 N. 2nd St.: Mixed-use building; approximately 4,250 SF, built in 1914; two upper residential units; situated on a 3,025 SF parcel.

135-37 W. Keefe Ave.: Vacant parcel; curb-cut; lot area of approximately 2,970 SF.

Zoning: LB2, Local Business

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

BUYER DEVELOPMENT OBLIGATIONS

- Restore storefront windows to original size, consistent with MCO 295-605-2-i.
- Complete all renovations and obtain a Certificate of Occupancy within 18 months of closing date.

POTENTIAL COMMERCIAL USES

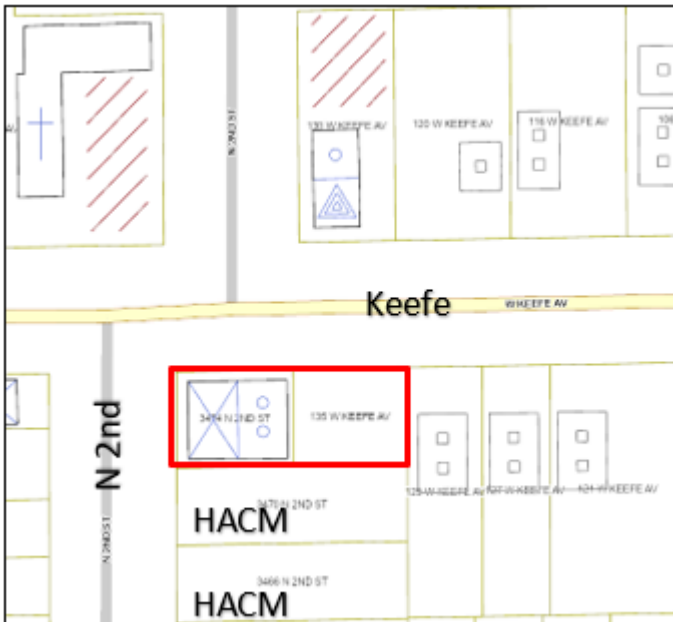
- Neighborhood-scale restaurant or retail establishment, personal service, catering service, artist studio. Residential on upper floors.

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

Proposals will not be accepted for the following uses: Pawn Shop, tobacco or e-cigarette retailer, gun shop, liquor store, payday or auto-title loan store, medical service facility, or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Business Tool Box:** www.city.milwaukee.gov/businesstoolbox
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- **Business Financing:** may be available through Milwaukee Economic Development Corp: MEDOnline.com or contact 414-269-1440.



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 be required to 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 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 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.

Submittal: 1) Completed “Proposal Summary” on the form available at 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.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rosita Ross. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Rosita Ross, Department of City Development, (414) 286-5762 or Roros@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.

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’s Commission of **\$1,000**. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SHOWINGS: Through Wisconsin Licensed real estate broker or contact **(414) 286-5736 for access.**

Wear proper footwear for a construction site. Bring a flashlight.

Anyone viewing the premises will need to sign a waiver prior to inspection. Wear proper footwear for a construction site and bring flashlight. The property’s electrical services are turned off. The City suggests bringing a general contractor with you.

SUBMITTAL MUST INCLUDE:

1. "Proposal Summary" (on website) fully completed and submitted to Rosita Ross at Roros@milwaukee.gov.
2. Detailed description of the proposed development including all uses.
3. Detailed scope of work for renovations, including any landscaping, fencing and parking design.
4. Financing plan including pro-forma and sources of equity.
5. Plan of neighborhood outreach.
6. Project schedule.

SPECIAL NOTES:

- The City of Milwaukee reserves the right to reject any 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 Open Record Law. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.
- All questions must be emailed to Rosita Ross at Roros@milwaukee.gov on or before 12:00 pm (Noon) on May 17, 2024.

SUBMITTAL DUE DATE: Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rosita Ross. **Proposal will be accepted and reviewed on a continuous basis until an acceptable proposal is received.**

CONTACT: Rosita Ross, Department of City Development, (414) 286-5762 or Roros@milwaukee.gov

No warranty or representation, express 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 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 restriction, if necessary.