

City Commercial Property Listing for Sale

3809-15 West Villard Avenue

Old North Milwaukee Neighborhood

Villard Avenue BID No. 19



LISTING PRICE: \$50,000

Building: Store Building – (Single-story commercial building offering three-retail units with a total square footage of 2,680 square feet of space on high traffic street. Building was constructed in 1957.)

Lot Area: 6,916 square foot lot with onsite parking in the rear.

Zoning: LB2, Local Business

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

BUYER DEVELOPMENT OBLIGATIONS

- **Renovation:** Restore or renovate building and fully occupy with permitted uses within 18 months of City closing date.
- **Signage:** Improve the appearance of the street facing façade in a manner approved by the Department of City Development. Buyer should add new signage in accordance with Milwaukee Code of Ordinance 295-605-5.
- Keep windows with clear glass along West Villard Avenue. Window openings may not be reduced in size.
- **Business Plan:** Start-up businesses must submit a business plan.
- Buyers can't violate City Buyer Policies. See city.milwaukee.gov/CRE

PERMITTED COMMERCIAL USES

- Offices, art/photography/wedding studio, personal or business services, personal instruction school, restaurant or café without drive through, pizzeria, retail, computer gaming store, music or media recording studio, etc.

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

Proposals will not be accepted for the following uses: Parking lot, social service facility, religious assembly, pawn shop, tobacco or e-cigarette retailer, auto repair or body shop facility, 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/BusinessToolBox
- Business financing may be available through Milwaukee Economic Development Corp., MEDOnline.com; phone: 414-269-1440.
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- Business Improvement District No. 19 may have resources: Please contact Stephanie Harling at 414-431-2274.



CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent and quality of renovations, contribution to tax base, and financial viability.
- Acceptance contingent on Common Council approval of 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, if required. Start-up businesses must submit a business plan.
- 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 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 all plans and Common Council approval.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE and MCO 304-49.
- 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.
- Closing contingent on firm financing and DCD approval of building renovation and site plan.

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.

MONDAY AUGUST 14, 2023	10 AM TO 11 AM
THURSDAY AUGUST 17, 2023	1 PM TO 2 PM
MONDAY, AUGUST 21, 2023	10 AM TO 11 AM
THURSDAY, AUGUST 24, 2023	1 PM TO 2 PM

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 \$2,500. Seller shall not pay any broker fee if Buyer and Broker are same or related in any manner.

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.
- 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, July 26, 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) Thursday, September 28, 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.