

Commercial Property Listing
3953 North 76th Street
Nash Park Neighborhood



LISTING PRICE: \$75,000

Building: 21,000 SF two-story office building constructed 1970 (17 units) having 30± onsite surface parking spaces.

Lot Area: 19,200 SF

Zoning: LB1, Local Business;

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

BUYER DEVELOPMENT OBLIGATIONS

- **Renovation:** Restore and maintain existing glazing.
- **Signage:** Remove existing standing sign and add new signage in accordance with Milwaukee Code of Ordinance 295-605-5
- **Landscaping:** Add landscaping along street frontage of the parking lot in accordance with Milwaukee Code of Ordinance 295-405 for Type "B" landscaping.
- **Business Plan:** Start-up businesses must submit a business plan.
- **Schedule:** Finish all renovation and obtain a Certificate of Occupancy within 18 months of closing date.

POTENTIAL COMMERCIAL USES

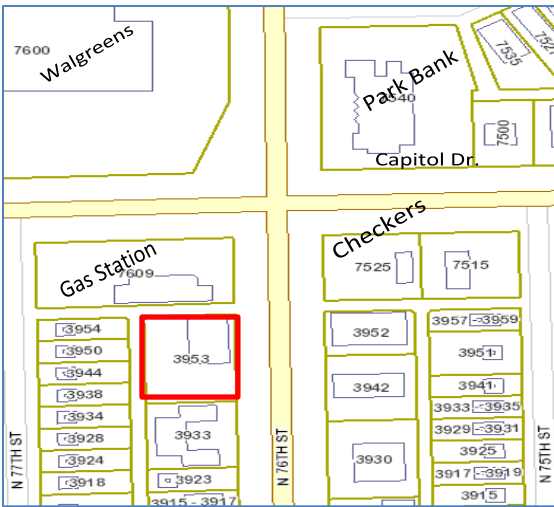
- Office, residential, medical office, health clinic, financial institution, retail, art/photography studio, personal/business service, maker space, catering, café and fitness/wellness center.

Note: Property must be taxable and some uses may need Board of Zoning Appeals ("BOZA") approval.

Proposals will not be accepted for the following uses: Parking lot, medical service facility (MCO 295-201-375), pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, or other uses prohibited by zoning.

AVAILABLE RESOURCES

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



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. Start-up businesses are encouraged to 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 Completion within 18 months of closing.
- Closing contingent on Buyer compliance with City Buyer Policies, proof of funds, DCD approval of building and site plan and Common Council approval.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE and [MCO 304-49](http://www.city.milwaukee.gov/MCO).
- Closing contingent on firm financing and DCD approval of building renovation and site plan.
- 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.

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

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.
- 5) Project Schedule for renovation and completion.

Proposals will be accepted and reviewed on a continuous basis until an acceptable proposal is received. Submit proposals to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards or by email to dkedwar@milwaukee.gov.

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 23, 2023. Questions and Responses to questions will be posted at Milwaukee.gov/CRE. Submit proposals 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.

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.