



**Commercial Property Listing**  
**4704-06 West Center Street**  
**Saint Joseph Neighborhood – BID #39**



**LISTING PRICE: \$15,000**

**Building:** 4,505 SF constructed in 1922

**Lot Area:** 5,732 SF

**Zoning:** LB2; Local Business

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

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore building and maintain clear glazing along street frontage.
- Demolish the building for new construction. New construction guidelines at [city.milwaukee.gov/CRE](http://city.milwaukee.gov/CRE)
- Finish all building renovations within 18 months of City’s closing date.

**POTENTIAL COMMERCIAL USES**

- Property Management, Barbara Shop, Graphic Design, Staffing Business, Lawn Care/Gardening, Tutoring Business, Beauty Salon
- Note:** Property must be taxable and some uses may need BOZA approval.

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

**POTENTIAL RESOURCES**

- **Business Tool Box:** [milwaukee.gov/DCD/BusinessToolbox/bids/CommercialRevitalizationFund](http://milwaukee.gov/DCD/BusinessToolbox/bids/CommercialRevitalizationFund)
- **Focus on Energy Promotions:** [energystar.gov/rebate-finder](http://energystar.gov/rebate-finder)
- **Business Improvement District #39:** Jennifer Potts (414)306-3586
- **Business Financing:** may be available through Milwaukee Economic Development Corporation, at [MEDOnline.com](http://MEDOnline.com),



**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 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 [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- 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 plans and site plan.
- Buyers must not violate City Buyer Policies. See website at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- Rehabilitation must be complete within **18** months following closing.

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

Submittal: 1) Completed "Proposal Summary" on the form available at [milwaukee.gov/CRE](http://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 - 2<sup>nd</sup> 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](mailto: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. 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.