

Commercial Property – Request for Proposals

5219 West Hampton Avenue

Wahl Park Neighborhood

LISTING PRICE: \$40,000



Building: Commercial one and a half-story frame building with 1,653 SF built in 1938. The building has one commercial unit with one apartment on the upper level)

Lot Area: 6,900 SF

Zoning: LB2, Local Business

Assessor records, photographs and environmental data on website at city.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 facade in a manner approved by the Department of City Development.
- Add new signage in accordance with Milwaukee Code of Ordinance 295-605-5.
- Parking lot landscaping and/or any bicycle parking shall meet City standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.
- Restore or expand clear glass windows along W. Hampton Avenue and N. 52nd Street. Window openings may not be reduced in size.

RECOMMENDED COMMERCIAL USES

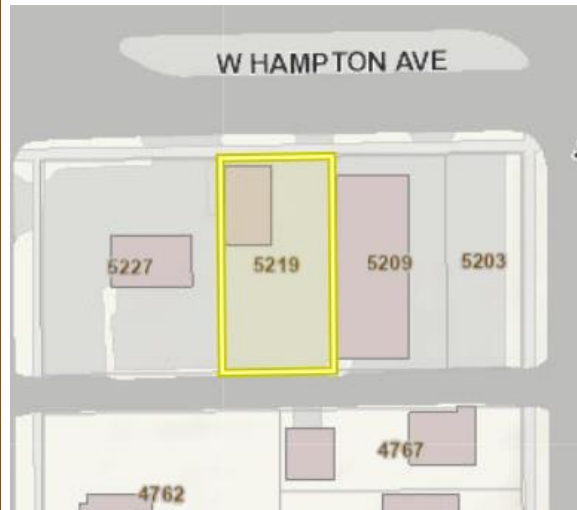
Office, retail, artist space, recording studio, sandwich shop, café without a drive-thru, catering, dance instruction, wellness training or photography business.

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

POTENTIAL RESOURCES

- **Business Tool Box** – milwaukee.gov/BusinessToolbox.
- **Business Financing:** may be available through Milwaukee Economic Development Corp: MEDOnline.com or Phone: 414-269-1440.
- **Rental Rehabilitation Program:** may be available – Contact (414) 286-5608 or nidc@milwaukee.gov

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, Child daycare or other uses prohibited by zoning.



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 must submit a business plan.

- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at 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.
- Buyers must not violate City Buyer Policies. See website at city.milwaukee.gov/CRE.
- Offer will require a 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 building and site plans and Council approval.
- 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 open houses only. Wear property footwear for a construction site and bring a flashlight. It is recommended to wear proper footwear for a construction site and bring a flashlight. The property’s electrical service is turned off.

The Property will be open for inspection ONLY on the following dates and times:

Date: Tuesday, May 14, 2024	Time: 1:00 PM to 2:00 PM
Date: Thursday, May 16, 2024	Time: 1:00 PM to 2:00 PM
Date: Wednesday, May 22, 2024	Time: 10:00 AM to 11:00 AM
Date: Friday, May 31, 2024	Time: 11:00 AM to 12:00 PM

REAL ESTATE BROKER FEES: If Buyer’s Proposal Summary and Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay a Broker Commission of \$2,000. Seller shall not pay any broker fee if Buyer and Broker are same or related in any manner.

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.
- 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 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 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 - 2nd Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards at dkedwar@milwaukee.gov, on or before 12pm (Noon) on Wednesday, June 26, 2024.

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. 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.