



## Commercial Property Listing

**2743 North 59th Street**

Saint Joseph Neighborhood



**LISTING PRICE: \$45,000**

**Building:** 2,008 SF building (Commercial/residential); 820 SF commercial space built in 1970; 1188 SF – 2br residential unit built in 1924  
**Lot Area:** 4,880 SF  
**Zoning:** LB2, Local Business  
 Assessor records, photographs and environmental data on DCD’s website at [milwaukee.gov/CRE](http://milwaukee.gov/CRE)

### BUYER DEVELOPMENT OBLIGATIONS

- Commercial uses shall have full-size storefront windows along N. 59th Street consistent with MCO 295-605-2-i-3-b. New window openings should be at least 4’ in height, extend along at least 60% of the primary façade, and consist of clear transparent glass.
- Live-work uses shall improve the appearance of street-facing façade in a manner approved by the Department of City Development.
- Finish all renovations and obtain a Certificate of Occupancy within 18 months of closing.

### POTENTIAL RESIDENTIAL & COMMERCIAL USES

- Live-work space, Office, service business, photography studio, recording studio, personal instruction school, two-family residential dwelling, catering, etc.

**Note:** Property must be taxable after City sale. 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, auto-oriented uses such as auto body and repair shops or outdoor vehicle storage, medical service facility or other uses prohibited by zoning.

### POTENTIAL RESOURCES

- **Business Tool Box:** [milwaukee.gov/BusinessToolbox](http://milwaukee.gov/BusinessToolbox)
- **Business Financing:** may be available through Milwaukee Economic Development Corp: [MEDOnline.com](http://MEDOnline.com); Phone: 414-269-1440.
- **Rental Rehabilitation Program:** may be available - (414) 286-5608 or [nidc@milwaukee.gov](mailto:nidc@milwaukee.gov)
- **Housing Resources:** [city.milwaukee.gov/DCD/NIDC](http://city.milwaukee.gov/DCD/NIDC)

### 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. Earnest money of 5% of purchase price may be required within 10 days of approval. 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 may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval. Sample is available 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, 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. A Performance Deposit may be required at closing.
- 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.
- Buyers must not violate City Buyer Policies. See website [milwaukee.gov/CRE](http://milwaukee.gov/CRE)
- Rehabilitation must be complete within **18 months** following closing; Buyer to provide Certificate of Occupancy.

**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 \$1,000. Seller shall not pay any broker fee if Buyer and Broker are same or related in any manner.

**SHOWINGS:** By appointment only. Brokers may call the City of Milwaukee at (414)286-5730 to check out keys for a showing. Keys must be returned within 24 hours of checkout. If you are not working with a Broker, call Rhonda Szallai at (414)286-5674 to arrange a showing. Wear proper footwear for a construction site and bring a flashlight.

**SUBMITTALS MUST INCLUDE:**

- 1) Proposal Summary (on website) fully completed and submitted to Rhonda Szallai at [rhonda.szallai@milwaukee.gov](mailto:rhonda.szallai@milwaukee.gov).
- 2) Detailed description of the proposed development including all uses and number of units, if applicable.
- 3) Detailed scope of work for renovation or new construction, including proposed uses and number of units.
- 4) Detailed and scaled preliminary building elevations, exterior materials and site plans, including landscaping.
- 5) Financing plan and proof of funds for the purchase price plus all renovation costs.
- 6) Project Schedule for construction and completion.
- 7) Provide a list of all properties in the City of Milwaukee in which buyers or principals have an ownership interest either as an individual or as part of a corporation, partnership or LLC.

**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 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 Rhonda Szallai at [rhonda.szallai@milwaukee.gov](mailto:rhonda.szallai@milwaukee.gov)
- Submit proposal to the Department of City Development - Real Estate Section to the attention of Rhonda Szallai, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 or by email to [rhonda.szallai@milwaukee.gov](mailto:rhonda.szallai@milwaukee.gov)

**SUBMITTAL DUE DATE:** **Submit proposals to DCD -Real Estate Section**, 809 N. Broadway-2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Rhonda Szallai or by email [rhonda.szallai@milwaukee.gov](mailto:rhonda.szallai@milwaukee.gov) . **Proposals will be accepted and reviewed on a continuous basis until an acceptable Proposal is received.**

**CONTACT:** Rhonda Szallai, Department of City Development, (414) 286-5674 or [rhonda.szallai@milwaukee.gov](mailto:rhonda.szallai@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.

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