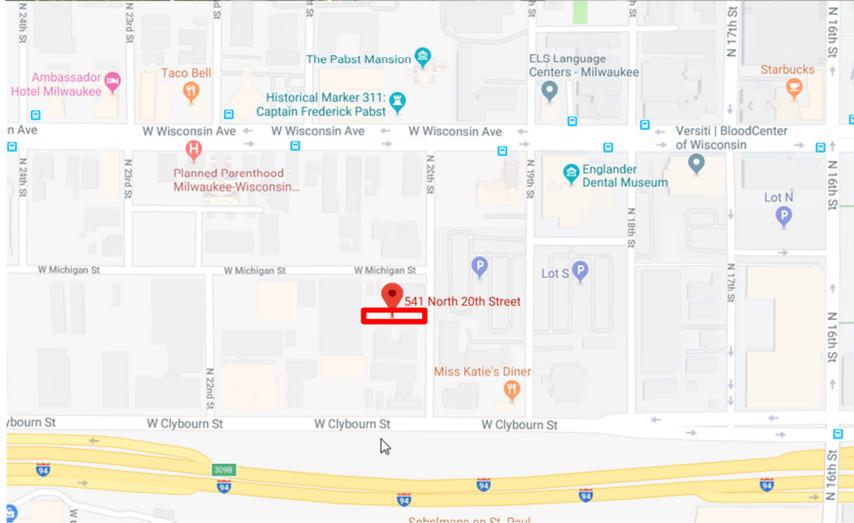


Commercial Property Listing

541 North 20th Street

Marquette University Neighborhood



LISTING PRICE: \$30,000

Building Lot available in the growing Marquette University neighborhood. Opportunity to create housing close to campus, highway and downtown.

Lot: 9900 Square Feet. 55 feet of frontage on North 20th Street, 180 feet deep and alley access.

Zoning: RM7, Residential Multi-Family District

Design guidelines and environmental data on website at:
www.city.milwaukee.gov/DCD/CityRealEstate/CRE/DevelopmentSites

BUYER DEVELOPMENT OBLIGATIONS

- Develop property with appropriate building for residential neighborhood

PERMITTED USES

- Residential Uses from Single family home to Multi-Unit building. Consult zoning and building code for detailed requirements.

Note: Property must be taxable and some uses may need BOZA approval

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

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the community and adjoining neighborhood, extent & quality of development, 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. Buyer to execute City Commercial Purchase & Sale Agreement after Council approval.
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, and reversion of title provision for non-performance. A \$10,000 Performance Deposit may be required at closing.
- Closing contingent on proof of firm financing and DCD approval of building plans.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Development must be complete within eighteen months following closing; Buyer to provide Certificate of Occupancy.

Submittal: 1) Completed "Proposal Summary" submitted through licensed broker. See website at www.city.milwaukee.gov/CRE
 2) Preliminary plans showing elevations, site plan and floor plans.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Yves LaPierre. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Yves LaPierre, Department of City Development, (414)286-5762 or ylapie@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.