

**LAND DISPOSITION REPORT**  
**COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

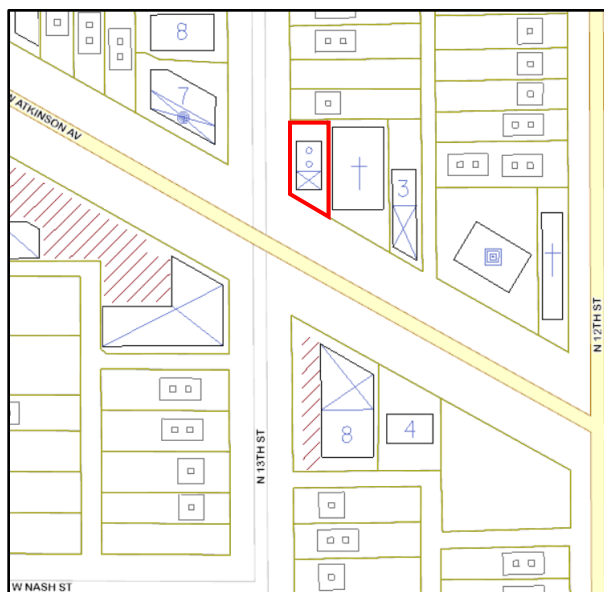
January 13, 2026

**RESPONSIBLE STAFF**

Dwayne Edwards, Program Manager  
Department of City Development, Real Estate staff

**PARCEL ADDRESS AND DESCRIPTION**

1246 West Atkinson Avenue (the "Property") consists of a 2,398 square foot mixed-use building situated on a 2,866 square foot parcel. The Property is zoned LB2 or Local Business and was acquired through property tax foreclosure in September 2014. The Property, which was built in 1924, is located within the Arlington Heights Neighborhood.



City Property

**BUYER AND PROJECT DESCRIPTION**

Mr. Anthony C. Avery, ("The Buyer") will be an owner/operator of Martin's Small Tool Rental business. His business focuses on quality small tool sales and rentals that are affordable to residents. Mr. Avery plans to hire two full-time employees and have two part-time positions filled by neighborhood youth.

The target market for the buyer will include handymen, "do-it-yourself" novices, gardeners and landscapers. Mr. Avery plans to provide instructional classes for small homeowner repairs and teach renters proper care and maintenance of the tools that will be rented. The Buyer will also renovate the upper unit as personal space.

As the business grows, the buyer would like to incorporate a seasonal business operation for serving and selling ice cream products to children and residents of the neighborhood. Mr. Avery, feels the property is the ideal location for providing these

services to the neighborhood. He said the tool loan rental center is within close proximity to both property owners and renters that can take advantage of renting tools for small projects around their homes. Mr. Avery also said "We are targeting customers that could do handy-man type repairs that may easily save them hundreds of dollars, instead of paying a professional contractor on things like unclogging a sink, flooring installation, patching and painting walls, gardening projects, etc."



The commercial unit will be white-boxed and renovated into the sales office for the tool rental business. The building's façade will see minor improvements, to include the exterior brick receiving some power washing, new gutters and downspouts, paint trimming of windows as needed, and security cameras. The buyer will assess the roof for replacement. Once the interior and exterior upgrades have been completed, signage for the business will be addressed. The Buyer hopes to apply for a City Storefront Activation grant for some of the exterior repairs. The estimated renovation budget is approximately \$95,500 and much of the work will include licensed tradesmen and some Buyer "sweat equity".

#### **PURCHASE TERMS AND CONDITIONS**

The purchase price is **\$7,500**. At Closing, Buyer shall also pay to the City **\$5,000** to hold as a **performance deposit** to ensure timely completion of the Project.

The conveyance will be on an "As Is, Where Is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. At Closing, subtracted from the sale proceeds and retained by the City of Milwaukee will be the amount of property taxes, interest, and fees owed; and all costs and expenses incurred. Retained funds will be distributed between the Redevelopment Authority of the City of Milwaukee and the City's Tax Deficit Fund, with the balance of the proceeds, if any, to be returned to the former owner.

Due Diligence Checklist  
Addresses: 1246 West Atkinson Avenue

The Commissioner's assessment of the market value of the properties.	1246 West Atkinson Avenue ("City Property") is a mixed-use building acquired by the City through property-tax foreclosure in September 2014. The Property will be sold "as is, where is," without any guarantees. The Property is zoned LB2 or Local Business. The building has considerable deferred maintenance. The purchase price for the Property is <b>\$7,500</b> .
Full description of the development project.	The Buyer will renovate the upstairs apartment for use as personal space. The commercial unit will first be white boxed and renovated into primarily office space and the tool loan center.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The exterior façade will see minor improvements to include power washing the exterior, new gutters and downspouts and installing security cameras. The interior will receive upgrades such as electrical, plumbing, flooring, painting and window and door replacements. Once the interior and exterior upgrades have been completed, signage for the business will be installed.
Developer's development project history.	Martin's Small Tool Rental Business, will be owned and operated by Anthony C. Avery. His business focuses on quality small tool sales and rentals that are affordable to residents. His target market will include handyman, "do-it-yourself" novices, gardener's and small landscapers. The Buyer plans to provide instructional classes for small homeowner repairs and to teach proper care and maintenance of the tools that will be rented out.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation budget is approximately \$95,500 and some of the work will include the Buyer's "sweat equity." Mr. Avery also anticipates applying for the Commercial Corridor Team's Storefront Activation grant.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Vacancy of the building will serve as a hindrance on efforts to bring commercial development along this stretch of West Atkinson Avenue, in the 6th Aldermanic District.
Tax consequences of the project for the City.	The property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. Buyer could lose performance deposit for non-compliance of the project.