

FN 131534
Sample Property
Listing Sheets



Commercial/Residential Opportunity

5632-34 West Burleigh Street

The Mosaic on Burleigh District



\$45,000 ASKING PRICE

3,700 SF mixed-use building, built 1927
1,260 SF Ground Floor/ Two storefronts and rear apartment
Two second-floor apartments (2 BR/1 BA) / Two-car garage
Lot Area: 4,800 SF with alley access alley
Zoning: LB2, Local Business
Burleigh Street Business Improvement District (BID No. 27)
Assessor records & Historical Land Use Investigation on website

BUYER DEVELOPMENT OBLIGATIONS

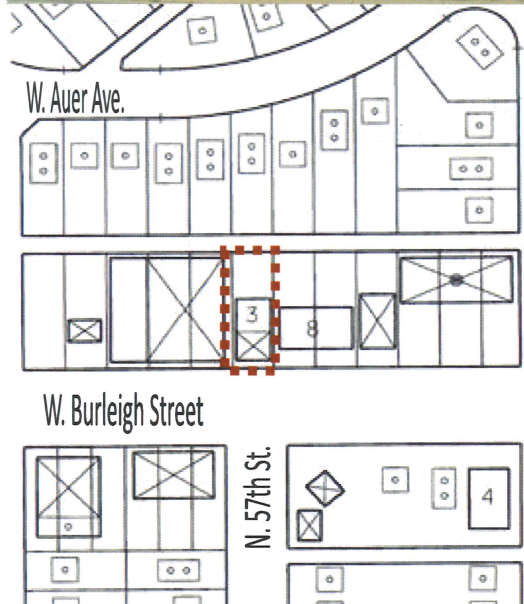
- Restore commercial space & storefronts & rehabilitate residential units
- Complete rehabilitation in a timely manner

PREFERRED COMMERCIAL USES:

- Retail use, general service or specialty office
 - Café, barber shop, martial arts, dance studio or similar business
- Note: Property must be taxable; Some uses may need BOZA approval
Prohibited uses: Tavern/liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday or auto-title loan store.

RESOURCES

- Façade Grants. Information @ city.milwaukee.gov/facade
- Retail Investment Fund @ <http://city.milwaukee.gov/rif>
- Business assistance may be available through Milwaukee Economic Development Corp. @ MEDOnline.com
- Rent Rehabilitation Program with forgivable loans up to \$14,999/unit; @ city.milwaukee.gov/NeighborhoodImprovement/Rental-Rehabilitation-Loan-Pro.htm
- BID information. Contact Brenda Cooper @ 414-447-9940 or brendabid27@gmail.com



CITY SALE CONDITIONS:

- Submittals will be evaluated based on offering price, prospective use and quality of proposed renovations.
- 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.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website).
- Conveyance will be "as is, where is" by quit claim deed subject restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and provision for title reversion for non compliance. A 10% Performance Deposit will be required to ensure timely rehabilitation
- Closing contingent on firm financing and equity and DCD approval of renovation plans
- Rehabilitation must be complete within six months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies (see website) at submittal and at closing.

Showings: Through Wisconsin licensed real estate brokers ONLY. Contact 414-286-5730 for access

Submittal: 1) "Proposal Summary" (on website) fully completed and submitted through licensed broker and
2) Detailed Scope of Work for renovation (façade rendering may be requested later)

Submit to Real Estate Section (Attn Haessly), Department of City Development, 809 North Broadway, 2nd Floor
Proposals will be accepted and reviewed on a **continuous** basis until an acceptable proposal is received

Contact: Matt Haessly, Department of City Development, 414-286-5736 or mhaess@milwaukee.gov

No warranty or representation, express 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.



Commercial Opportunity

2034-38 West Greenfield Avenue

Clarke Square Neighborhood District



\$20,000 ASKING PRICE

4,895 SF building built in 1889
 Ground floor restaurant / two upper residential units
 7,200 SF lot; Zoned LB2, Local Business
 Assessor records, photographs & environmental data on website

BUYER DEVELOPMENT OBLIGATIONS

- Restore storefront to traditional design and City standards
- Rehabilitate commercial space and residential units
- Landscape side yards & add decorative fencing along street frontages
- Provide any needed parking in rear
- Demolition & construction possible; design must conform to DCD guidelines

PREFERRED COMMERCIAL USE

- Restaurant, café, deli or coffee shop
- Retail store or general office

Note: Property must be taxable; some uses may need BOZA approval.
Prohibitions: Tax-exempt use, tavern /liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday or auto-title loan store.

RESOURCES

- Façade Grants. Information @ city.milwaukee.gov/facade
 - Retail Investment Fund. Information @ city.milwaukee.gov/rif
 - Business assistance through Milwaukee Economic Development Corp. See @ MEDOnline.com
- Rental Rehabilitation Assistance through NIDC. <http://city.milwaukee.gov/NeighborhoodImprovement/Rental-Rehabilitation-Loan-Pro.htm>

CITY SALE CONDITIONS:

- Submittals will be evaluated based on offering price, prospective use and proposed renovations.
- Start-up businesses must submit a business plan.
- 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 prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website)
- Conveyance will be "as is, where is" by quit claim deed subject 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 10% Performance Deposit will be required at closing.
- Closing contingent firm financing and equity and DCD approval of renovation plans
- Rehabilitation must be complete within six months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Deed will contain restrictive covenants for performance obligation and prohibitions for tax exemption and liquor license and reversion of title provision for non compliance. A Performance Deposit may also be required
- Buyers must not violate City Buyer Policies ([see website](#))

Showings: All showings must be conducted through Wisconsin licensed real estate brokers. Contract 286-5730 for access

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Submit to Real Estate Section Dept. of City Development, 809 North Broadway, 2nd Floor

Proposals will accepted after February 20, 2014 and reviewed on a **continuous** basis until an acceptable proposal is received

Contact: Matt Haessly, Department of City Development, 414-286-5736 or mhaess@milwaukee.gov

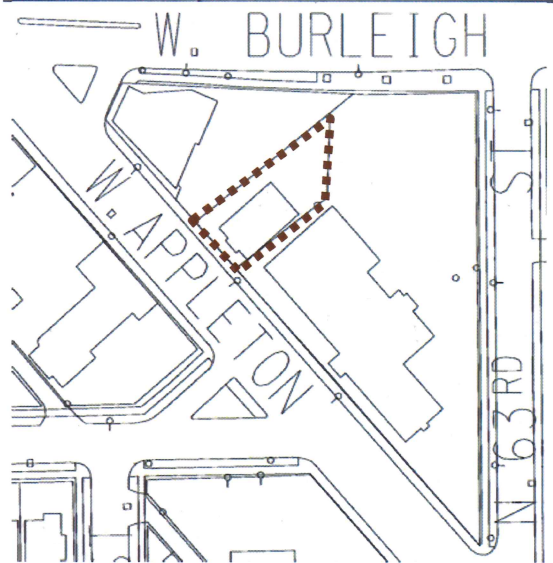
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Commercial/Residential Opportunity

6330 West Appleton Avenue

Burleigh/Appleton Corridor/Lenox Heights



\$40,000 ASKING PRICE

Building: 3,890 SF mixed-use building, built 1960
Ground floor office/possible residential conversion
Three upper apartments (2 one bedroom/1 efficiency)

Lot Area: 5,787 SF, side drive, parking in the rear

Zoning: LB2, Local Business
Burleigh Street Business Improvement District (BID No. 27)
Assessor record & Historical Land Use Investigation on website

BUYER DEVELOPMENT OBLIGATIONS

- Restore apartments to habitable condition
- Renovate commercial space for office or business use or convert to residential use
- Complete rehabilitation in a timely manner

PREFERRED COMMERCIAL USES:

- General service or specialty office
 - Martial arts, dance studio or similar business
- Note: Property must be taxable; Some uses may need BOZA approval
Prohibited uses: Tavern/liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday or auto-title loan store.

RESOURCES

- Façade Grants. Information @ city.milwaukee.gov/facade
- Rent Rehabilitation Program with forgivable loans up to \$14,999/unit; see city.milwaukee.gov/NeighborhoodImprovement/Rental-Rehabilitation-Loan-Pro.htm
- Business assistance may be available through Milwaukee Economic Development Corp. See MEDOnline.com

CITY SALE CONDITIONS:

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- Buyers must not violate City Buyer Policies (see website)

Showings: Through Wisconsin licensed real estate brokers ONLY. Contract 414-286-5730 for access

Submittal: 1) "Proposal Summary" (on website) fully completed and submitted through licensed broker and
2) Detailed Scope of Work for renovation

Proposals will be accepted at DCD Real Estate, 809 North Broadway and reviewed on a **continuous basis** until an acceptable proposal is received

Contact: Matt Haessly, Department of City Development, 414-286-5736 or mhaess@milwaukee.gov

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