

## Commercial Property Listing

### 5124-26 West Center Street

### Saint Joseph Neighborhood



#### LISTING PRICE: \$15,000

Building: 3,380 SF two-story 4 unit brick building built in 1927 (1 Office; 2br apt; 2br apt; 1br apt)

Lot Area: 3,600 SF lot

Zoning: LB2, Local Business

Assessor records, photographs and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

#### BUYER DEVELOPMENT OBLIGATIONS

- Restore building facade including windows, doors and canopy and maintain clear glazing along street frontage.
- Finish all renovations in a timely manner.

#### PERMITTED COMMERCIAL USES

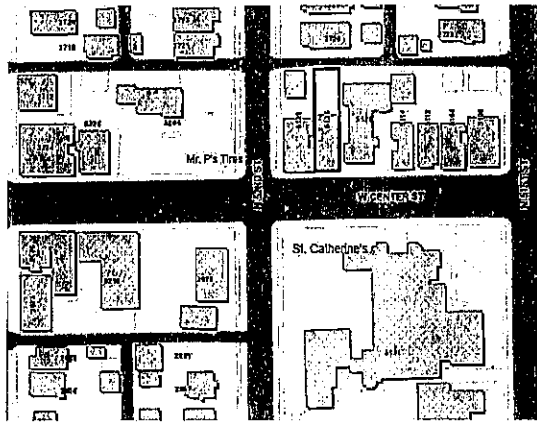
- Retail, Martial Arts/Dance studio, Live-work unit, Office, Art/photography studio, Personal or business service, Maintenance or repair service, Café or recording studio.

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

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

#### AVAILABLE RESOURCES

- Facade Grants. Information at [city.milwaukee.gov/facade](http://city.milwaukee.gov/facade)
- Retail Investment Fund. Information at [city.milwaukee.gov/rif](http://city.milwaukee.gov/rif)
- White Box Program Information available at [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- Rental Rehabilitation Program. (414)286-5608  
<http://city.milwaukee.gov/RentalRehabLoan>
- Commercial Property Renovation Fund. Contact Marcey Patterson at (414)286-0739 or [mpatte@milwaukee.gov](mailto:mpatte@milwaukee.gov) for details.
- Business financing may be available through Milwaukee Economic Development Corp., at [www.MEDOnline.com](http://www.MEDOnline.com)



#### CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, 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. 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 may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at [www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)
- 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. A \$1,000 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](http://www.city.milwaukee.gov/CRE)
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact (414)286-5730 for access.

Submittal: 1) Completed "Proposal Summary" submitted through licensed broker. See website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)  
2) Detailed Scope of Work for renovation of both buildings (façade rendering of each may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Matt Haessly. 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](mailto:mhaess@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.

# Commercial/Retail Opportunity

## 2730 N. Dr. Martin Luther King Jr. Drive

### Harambee Neighborhood



**\$250,000 ASKING PRICE**

**BROKER COMMISSION: 7% of purchase price**

Building: 6,846 SF brick commercial building constructed in 2005  
 Lot Area: 27,937 SF lot adjacent to neighborhood retail businesses  
 Parking Lot: 40 surface parking spaces  
 Zoning: LB2, Local Business  
 Assessor records, photographs & environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

#### BUYER DEVELOPMENT OBLIGATIONS

- Restore building façade with clear glazing.
- Restore landscaping along street frontage and add screening along alley.
- Finish all renovation in a timely manner.

#### PREFERRED COMMERCIAL USES

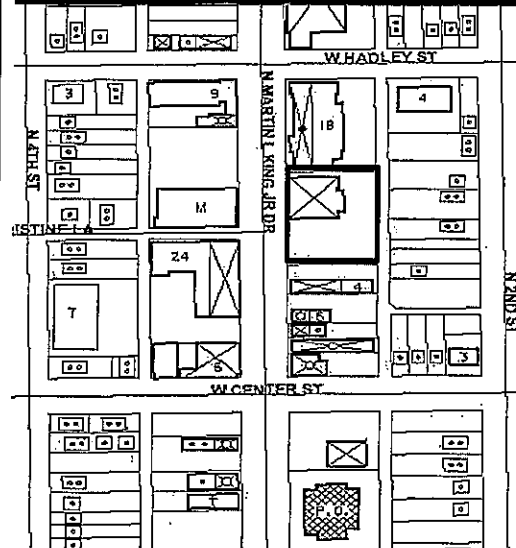
- Sit down restaurant, catering service, banquet hall
- Retail use, general service or specialty office

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

Proposals will not be accepted for the following uses: Parking lot, tavern /liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday, automotive or auto-title loan store and other uses not permitted by zoning.

#### AVAILABLE RESOURCES

- Façade Grants. Information at [www.milwaukee.gov/facade](http://www.milwaukee.gov/facade)
- White Box Grant. Information at [www.milwaukee.gov/WhiteBox](http://www.milwaukee.gov/WhiteBox)
- Retail Investment Fund Grant. Information at [www.milwaukee.gov/retailinvestmentfundrif](http://www.milwaukee.gov/retailinvestmentfundrif)
- Commercial Property Renovation Fund. Contact Marcey Patterson at 414.286.0739 or [mpatte@milwaukee.gov](mailto:mpatte@milwaukee.gov) for details.
- Business financing may be available through Milwaukee Economic Development Corp. at [www.MEDOnline.com](http://www.MEDOnline.com)
- Historic King Drive Business Improvement District at [www.kingdriveis.com](http://www.kingdriveis.com)



#### CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining residential neighborhood, extent & quality of renovations, contribution to tax base & financial viability.
- Start-up businesses asked to submit a business plan with the Proposal Summary.
- 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 reversion of title provision for non-compliance. A \$1,000 Performance Deposit may be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building plans.
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.
- Buyers must not violate City Buyer Policies ([www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)) at submittal and at closing.

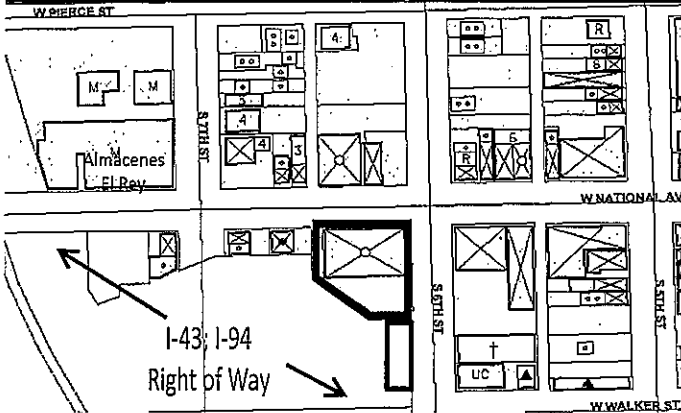
**Showings:** Through Wisconsin licensed real estate brokers ONLY. Brokers may contact 414-286-5730 for access.


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

**Due Date:** Submit proposal to the Real Estate Section (Attn: Haessly) Department of City Development, 809 North Broadway, 2<sup>nd</sup> Floor, Milwaukee, WI 53202. Proposals accepted after **April 28, 2015** and reviewed on a **continuous basis** until an acceptable proposal is received

**Contact:** Matt Haessly, Department of City Development, 414-286-5736 or [matt.haessly@milwaukee.gov](mailto:matt.haessly@milwaukee.gov).

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 Adjacent County/State parking lot

**\$1,300,000 ASKING PRICE**

**The City of Milwaukee anticipates receiving tax foreclosure judgment of the property on January 5, 2015.**

Building: 76,350 SF building built in 1900  
Lot Area: 21,056 SF corner lot with excellent visibility  
Parking Lot: 6+ surface parking spaces (see below)  
Zoning: LB2, Local Business  
Assessor records, photographs, environmental data and outstanding Department of Neighborhood Service violations on website at [www.city.milwaukee.gov/Current-Commercial](http://www.city.milwaukee.gov/Current-Commercial)

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore building that complies with all applicable codes, or
- Finish all renovations or new construction in a timely manner

**PERMITTED COMMERCIAL USES INCLUDE:**

- Business service; medical, general & government office; retail
- Mixed use, multi-family, artist studio
- Broadcasting/recording studio; cultural institution
- College or specialty school; financial institution

**RESOURCES**

- Façade Grants. Information at [www.milwaukee.gov/facade](http://www.milwaukee.gov/facade)
- Retail Investment Fund. Information at [www.milwaukee.gov/rif](http://www.milwaukee.gov/rif)
- White Box Program information at [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- Business financing may be available through Milwaukee Economic Development Corp. at [www.MEDOnline.com](http://www.MEDOnline.com)
- Property is a contributing building to the Walkers Point National Register Historic District, and may be eligible for federal and state historic tax credits.
- Additional parking for 611 W. National Ave. may be supplied by lease agreement with Milwaukee County. For more information on the County Airspace program please contact David Cialdini at Milwaukee County Economic Development (414) 278-4876

**CITY SALE CONDITIONS:**

- Submittals evaluated on price, prospective use, impact on the nearby business community and residential neighborhood, extent & quality of renovations, contribution to tax base, anticipated closing date & financial viability. The City prefers to close as soon as possible
- Brokerage Fee: **No Brokerage Fee will be paid.**
- 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 (sample on website)
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption and certain uses. A \$10,000 Performance Deposit may be required at closing.
- Closing contingent on firm financing and equity; Changes to the building façade will require Department approval, prior to closing.
- Renovation must be complete within 24-months of closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies at submittal and at closing. See website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

**Public Showing Dates: Monday, December 15th (Noon-1:00pm); Tuesday, December 23<sup>rd</sup> (9am-10am) and Tuesday, December 30<sup>th</sup> (10:00am-11:00am)**

**Submittal:** 1) Completed "Proposal Summary" on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)  
2) Detailed Scope of Work for renovation. A façade rendering, only if façade changes are proposed

**DUE DATE:** Proposals will be accepted until **3PM on January 8, 2015** at Bid Desk, Dept. of City Development, (Attn. Haessly) 809 North Broadway, 2<sup>nd</sup> Floor, Milwaukee, WI 53202

**Contact:** Matt Haessly, Department of City Development, 414-286-5736 or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov)

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# CITY OF MILWAUKEE

## PROPOSAL SUMMARY & PUBLIC DISCLOSURE STATEMENT

This form must be completed by parties buying commercial property from the City of Milwaukee. Attach additional information as needed or as required in the sale listing. Confidential material must be clearly identified as proprietary. Submit with a site plan, preliminary building elevations (new buildings) or building rendering and detailed scope of work (building renovations).

Acceptance contingent on approval by the Common Council. Terms for most sales will be outlined in a Purchase & Sale Agreement (sample available; while standard, each transaction is unique and terms may vary). Simple sales may use a Commercial Offer to Purchase. Sales require final plan approval and firm financing prior to closing. Final construction or renovation plans must conform to the preliminary submittal as approved by the City's Design Review Team. Changes may require Common Council approval. Conveyance is on an "as is, where is" basis and deeds include performance obligations and reversionary provisions for non performance.

### PROPERTY

### OFFER INFORMATION

Offer Price: \$ \_\_\_\_\_

Contingences \_\_\_\_\_

Is the offer being submitted by a licensed broker? ☐ Yes ☐ No

Broker Name \_\_\_\_\_ Telephone \_\_\_\_\_

Firm \_\_\_\_\_ Address \_\_\_\_\_

Brokerage fee paid as outlined in the RFP/listing and only if a broker submits the initial offer. No fee is paid of a broker/buyer

### BUYER IDENTIFICATION

Legal Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Primary Contact \_\_\_\_\_ Telephone \_\_\_\_\_

Email \_\_\_\_\_ FAX: \_\_\_\_\_

Buyer Attorney \_\_\_\_\_

Legal Entity ☐ Individual(s) If multiple people, identify: ☐ Joint Tenants or ☐ Tenants in Common

☐ Corporation ☐ LLC ☐ Partnership ☐ Other \_\_\_\_\_

If not a Wisconsin corporation/partnership, state where organized: \_\_\_\_\_

Will new entity be created for ownership ☐ Yes ☐ No

Principals of existing or proposed corporation/partnership and extent of ownership interest:

Name	Address	Title	Interest
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_____	_____	_____	_____
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_____	_____	_____	_____
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Attach a list of properties in the City of Milwaukee in which buyer has an ownership interest either as individual or as part of a corporation/partnership.

## PROJECT BUDGET & FINANCING STRATEGY

Property Acquisition (public & private)	\$	_____
Environmental testing/remediation (Buyer's share)	\$	_____
Demolition (if applicable)	\$	_____
Hard building construction/rehabilitation costs (attach scope of work / cost breakdown)	\$	_____
Site improvements (fencing, landscaping, laterals, etc.)	\$	_____
Fixtures & Equipment	\$	_____
Soft costs – architectural fees, permits, misc. charges, overhead & profit, contingency, etc.	\$	_____
Financing fees	\$	_____
Working Capital (for business enterprises)	\$	_____
		=====
Total Project Budget	\$	_____

Budget source ☐ Developer ☐ Architect ☐ Contractor ☐ Other \_\_\_\_\_  
Attached detailed cost summary or pro-forma income analysis as necessary.

Financing	Property purchase	<input type="checkbox"/> Financed \$ _____	<input type="checkbox"/> Equity \$ _____	Grants \$ _____
	Construction/rehabilitation	<input type="checkbox"/> Financed \$ _____	<input type="checkbox"/> Equity \$ _____	Grants \$ _____

Lender \_\_\_\_\_  
Preapproved ☐ Yes ☐ No  
(Attach pre-approval or letter of interest; Attach evidence of equity)

Grants Sources \_\_\_\_\_

Application status \_\_\_\_\_

Likelihood of award \_\_\_\_\_

Other funding \_\_\_\_\_

## JOB CREATION

Current Employment (if applicable)	_____ Full Time	_____ Part Time
Number of jobs to be created	_____ Full Time	_____ Part Time
Number of jobs to be retained	_____ Full Time	_____ Part Time
Type of jobs	_____	

Expected average wage \_\_\_\_\_

Benefits? ☐ Yes ☐ No If yes, please specify \_\_\_\_\_

## ESTIMATED SCHEDULE

Final Plan/Specification Preparation	_____
Bidding & Contracting	_____
Firm Financing Approval	_____
Construction/Rehabilitation	_____
Landscaping/Site Work	_____
Occupancy/Lease Up	_____