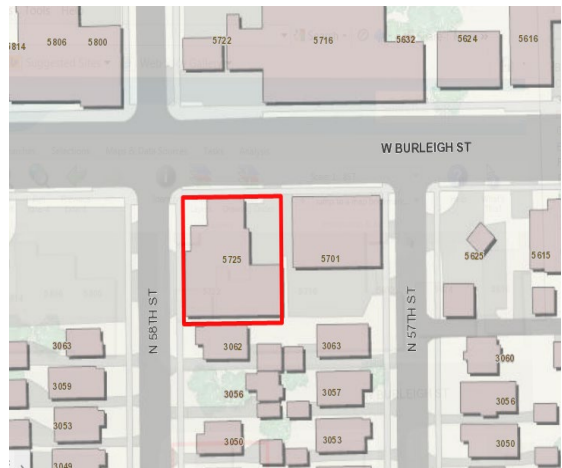


## Request for Proposals - Commercial Property

### 5725 West Burleigh Street

### Sherman Park Neighborhood – BID #27



#### LISTING PRICE: \$35,000

**Building:** Approximately 8,087 SF, Two-story building built in 1955. Property includes large commercial space/residential (3-bedroom apartment).

**Lot Area:** 10,277 SF lot with onsite parking.

**Zoning:** LB2, Local Business

Assessor records, photographs and environmental data on website at <https://www.milwaukee.gov/CRE>

#### BUYER DEVELOPMENT OBLIGATIONS

- Add façade treatments and clear window glazing along primary and secondary streets street frontage.
- Finish all renovations within 18 months of closing date.
- Landscaping to meet City design standards as specified in Milwaukee Code of Ordinances Ch. 295-405. Additional requirements may apply.

#### POTENTIAL USES

- Office, retail, mixed use with housing, professional services business, food service/distribution, live-work artist space, wedding/banquet hall/photography studio, catering, etc.
- The West Burleigh Corridor Design Charrette was held in 2019 to explore and evaluate development possibilities along the West Burleigh Corridor. While the property at 5725 West Burleigh is not one of the sites explored in the Charrette, proposals should take into account the input and vision set for the corridor.
- Information about the West side plan can be viewed at: <https://milwaukee.gov/AreaPlans/West>. (Please see PDF page 112 and document page 92).
- Note: Property must be taxable after City sale. Some uses may need BOZA approval.

Proposals will not be accepted for the following uses: pawn shop, cigarette or cigar shop, gun shop, liquor store, convenience store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

#### POTENTIAL RESOURCES

- **Business Tool Box** – [milwaukee.gov/DCD/BusinessToolbox](https://milwaukee.gov/DCD/BusinessToolbox)
- **Business Improvement District #27:** contact Linda Steiger at [bid27manager@gmail.com](mailto:bid27manager@gmail.com).
- **Business Financing:** may be available through Milwaukee Economic Development Corporation - [medconline.com](https://www.medconline.com); Phone 414-269-1440.

#### CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of 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](https://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 Performance Deposit will be required at closing.
- Closing contingent on firm financing and DCD approval of building and site plan.
- Buyers must not violate City Buyer Policies. See website at [www.city.milwaukee.gov/CRE](https://www.city.milwaukee.gov/CRE)
- Rehabilitation must be complete within 18 months following closing; Buyer to provide Certificate of Occupancy.

**Showings:**

**Thursday, March 17, 2022, from 9 am-10:00 am.**

**Tuesday, March 22, 2022, from 12:00pm-1 pm.**

**Thursday, March 24, 2022, from 10am-11am.**

**REAL ESTATE BROKER FEES:**

Buyer is not required to be represented by a Broker. The City does not have 5725 W. Burleigh Street (the "Property") listed with a real estate broker. The City is offering a \$1,000.00 real estate broker fee to buyer's broker, if applicable. Any additional commission or fees that may be owed by the buyer to the Broker is the Buyer's exclusive responsibility. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner. City's contribution toward the broker fee shall only be paid from sale proceeds.

**Submittal:** 1) Completed "Proposal Summary" on the form available at <https://www.milwaukee.gov/CRE>  
2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan.

Proposals due to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards or [dkedwar@milwaukee.gov](mailto:dkedwar@milwaukee.gov) on or before **12:00 pm (Noon) Friday, April 22, 2022.**

**Contact:** Dwayne Edwards, Department of City Development, (414) 286-5735 or [dkedwar@milwaukee.gov](mailto:dkedwar@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.

The City of Milwaukee Department of City Development and Redevelopment Authority of the City of Milwaukee reserves the right to reject any proposal for any reason, including no reason.