

**SALE PRICE:**  
**\$649,000**

**Use:**  
Theater and retail

**YEAR BUILT:**  
1924

**TRAFFIC COUNT**  
**(24Hr):**  
**10,384 on Historic**  
**Mitchell**

**Nearby Retail:**

Walgreens

Footlocker

Fast Food Restaurants

New artists studios

El Rey Grocery store

McDonalds

Burger king

Many more.

All Information  
Deemed  
Reliable but not  
Guaranteed. Information  
Gathered From  
Various Sources.

**AVAILABLE**



**1122 TO 1138 W. Historic Mitchell  
Milwaukee WI**

Great redevelopment opportunity. Rare theater building available.

Recent price reduction to \$649,000

**For additional information contact  
John Kesselman  
Direct dial 262-478-0014  
Cell 414-350-0776**

Kesselman Real Estate  
10144 N. Port Washington Rd. Ste. 2F  
Mequon, WI 53092  
jkesselman@kesselmanre.com  
262-241-0777

## THE MODJESKA THEATER

The Modjeska Theater, located at 1134 W. Mitchell Street in Milwaukee, officially opened its doors to patrons in 1910, serving as one of Milwaukee's premier vaudeville outlets. Named after the Polish actress Helena Modjeska (1840-1909) who specialized in Shakespearean roles, the theater initially catered to the -American community in the City of Milwaukee. First built with 840 seats, the theater was replaced in 1924 on the grounds of the same address with a much larger structure full of grandeur – holding 2,000 seats, a full orchestra pit, trap doors abetting the most famous of vaudeville acts and a Barton pipe organ. The 1924 build was designed by Chicago's C.W. and George Rapp, who also designed the *Warner* on Wisconsin Avenue (now known as *The Grand*, which is currently being restored to be the home of the Milwaukee Symphony Orchestra), *The Wisconsin Theater* and the *Uptown Theater* in Milwaukee (both now razed). For decades, the Modjeska operated prosperously as a premier entertainment destination.

In the 1950's, the pipes from the organ chambers were removed to install freon air conditioning units. United Artists operated the venue until 1987 when they removed their offices from the surrounding building. In 1991, Creative Services International purchased the theater and renovated it into a live music venue. Throughout the 1990's and early 2000's, the Modjeska hosted such national acts as Ministry, Rob Zombie, Rise Against, Cheap Trick, Mogwai, The Gregg Allman Band, Judas Priest, Marilyn Manson, Faith No More, and the White Stripes. The Modjeska was then converted to a children's theater for a period of time. However, after enduring several changes in ownership, the success of the theater remained limited, and the venue eventually closed in 2010.

Since then, MSDOC has been working to breathe life back into the Modjeska and again see it prosper and be available for the Milwaukee community. MSDOC has repaired the roof and some mechanicals and has put a number of hours in to cleaning up the theater, but ultimately the theater must be operated by a company with theater or venue management and operations experience. The ultimate end-use of the Modjeska could be for concerts, movies, community events or a combination of all of the above. The Modjeska further may be situated in a Milwaukee "Opportunity Zone" and may be eligible for State or Federal Historical Tax Credits.

## HISTORIC MITCHELL STREET

Located 1.5 miles southwest of downtown Milwaukee, Historic Mitchell Street has a long history of being one of Milwaukee's premier commercial corridors. Stretching from 5<sup>th</sup> Street to 15<sup>th</sup> Street, it once rivaled the City's downtown shopping district with fine retail stores that sold furniture, shoes, hats, men's and women's wear, baked goods, wedding gowns, meat, sheet music, jewelry and candy, to name a few. Second-floor offices housed professional offices of doctors, lawyers, dentists, photographers and architects. The street is known to have peaked in the decade or two following World War II.

Today, many of the buildings on Historic Mitchell Street still retain their historic architecture and are now home to new and exciting cultural clothing, dining and shopping destinations. Recent developments include the new Gerald Ignace Indian Health Center and the new Mitchell Street branch of the Milwaukee Public Library. On the four floors above the new library and in a free-standing structure to the North (Alexander Lofts) are 60 luxury apartments carved out of former retail space. The street is also known to house two of the City's most beautiful churches - St. Anthony Church and St. Stanislaus Church.

Historic Mitchell Street has a rich history of diversity. Early residents of Historic Mitchell Street and the surrounding neighborhood were primarily Polish, Slovakian, Lithuanian, Bohemian, Dutch, and Hungarian, interspersed with Asian and Jewish populations. Each of these populations contributed significantly to the diversity and prominence of the street in Milwaukee. Today, Mexican Americans, along with other Latinos from the Caribbean and Central and South America comprise the largest population of the street and surrounding neighborhoods (nearly  $\frac{3}{4}$ ), joined with Southeast Asian, African American and North American Indian populations.

## **OFFER CRITERIA USED FOR ACCEPTANCE**

To be considered for purchase, Proposers must submit a written proposal in response to the items indicated herein. Consideration will be given to proposals that represent the most qualified entity or individual that provides the best model to generate maximum artistic and economic benefit to the Modjeska, City and Historic Mitchell Street neighborhood, while providing the best customer experience in a safe and well managed venue. Responsive proposals will be evaluated based on the following criteria:

**Professional Experience**  
**Management and Operation Plan**  
**Financial Capacity and Capital Improvement Plan**  
**Price of offer**

Please include the following along with any offer

- 1.1. Address.
- 1.2. Length of time in business (in years and months).
- 1.3. Type: Sole Proprietorship, Partnership, Joint Venture, Corporation or a limited liability company (LLC), etc.

**All Proposers must be aware that there are significant repairs and modifications required to be performed to nearly all systems of the Modjeska, including mechanical, structural and physical elements, and each Proposer is advised to take steps it feels necessary to become informed and acquainted with all of the needs of the Modjeska.**

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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