



Prop NS Stabilized Building Available for Sale
4223 North Florissant (4-Family)
 St. Louis, MO 63107



This property is owned by the Land Reutilization Authority of the City of St. Louis and has been stabilized by the Prop NS Program.

Bid Process

Bidding for this property will follow the guidelines posted online at

stlouis-mo.gov/Prop-NS

Bid period opens: Apr. 25, 2022

Bid period closes: May 16, 2022

All bids must be received no later than **12 Noon** on the bid closing date.

Bids for this property must be no less than **\$4,000.00*

Property Information

Year of Construction	1913	Basement	Yes
Stories	2	Parking	Street
Building Sq. Footage	3,706	Neighborhood	Hyde Park
Building Type	Brick / 4-unit building	Zoning	G (Local Commercial & Office)
Parcel Dimensions	50 ft X 141 ft 4 in	Prop NS Investment	\$50,000
Parcel Size	7,017 sq. ft.	LRA-owned since	2011

Other Property Information: This property is located within the William A. Lange Subdivision **National Register Historic District** and the Hyde Park **Local Historic District**. This building is within the boundaries of the Promise Zone.

Prop NS stabilization work at this address, carried out by Alpha Omega Systems, LLC, and ACOT Construction Mgt, included the following:

- Rebuild collapsed rear wall and repairs to/tuckpointing of chimneys and other walls and foundation;
- Roof repairs and new gutters, downspouts, and fascia;
- Repair and/or replacement of all damaged floor joists and subfloors throughout building;
- Interior clean-out, board-up, and securing;
- Demolish and remove collapsed rear porch.

Approx. date stabilization completed: December 2021

For more information about the Prop NS Program & how to submit a bid for this property, visit stlouis-mo.gov/Prop-NS or call 314-657-3721

Additional info on next page



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Photos of Stabilization Work & Unique Features



Before



Stabilization included rebuilding collapsed back wall, roof repairs, new guttering, fascia & downspouts, new floor joists & subfloors, removal of collapsed back porch, tuck-pointed, boarded & secured, cleaned-out & ready for rehab

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