



Prop NS Stabilized Building Available for Sale

# 4715 Cupples Place

St. Louis, MO 63113

**\*PLEASE NOTE:** This property is the western half of a 2-family building. The eastern half (*the right side*) is a separate parcel owned by others.

*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](http://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 \$ **1,000.00***



## Property Information

<b>Year of Construction</b>	1900	<b>Basement</b>	Yes
<b>Stories</b>	2	<b>Parking</b>	Street
<b>Building Sq. Footage</b>	1,462	<b>Neighborhood</b>	Kingsway East
<b>Building Type</b>	Brick	<b>Zoning</b>	Two Family Residential
<b>Parcel Dimensions</b>	20 ft X 106 ft, 10 in.	<b>Prop NS Investment</b>	\$29,469 (+ an additional \$24,000 from other city funds)
<b>Parcel Size</b>	~2,160 sq. ft.	<b>LRA-owned since</b>	2014

**Other Property Information:** The building just to the west has also been approved for Prop NS stabilization. This property is within the boundaries of the Promise Zone and the City of St. Louis Northwest Revitalization Strategy Area.

*Prop NS stabilization work at this address, carried out by Paradigm Builders, included:*

- Remove and replace damaged roof joists, covering / sheathing;
- Repair masonry and partial collapse along west wall and tuckpointing of other walls and foundation;
- New gutters & downspouts installed;
- Remove/repair or replace all damaged interior wood joists / beams;
- Interior clean-out, board-up, and securing

Approx. date stabilization completed: January 2022

**For more information about the Prop NS Program & how to submit a bid for this property, visit [stlouis-mo.gov/Prop-NS](http://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



*Bulging & collapsing side wall repaired; new rafters, decking, joists, sheathing on roof, along with new gutters and downspouts, tuckpointed, boarded & secured, cleaned-out & ready for rehab*

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