



Prop NS Stabilized Building Available for Sale

4822 Labadie Ave.

St. Louis, MO 63115



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 \$ **1,000.00***

Property Information

Year of Construction	1897	Basement	Yes
Stories	2	Parking	Street
Building Sq. Footage	1,824	Neighborhood	Kingsway East
Building Type	Brick	Zoning	Two Family Residential
Parcel Dimensions	50 ft X 142 ft	Prop NS Investment	\$28, 492 ⁺ <i>an additional \$10,000 from other city sources</i>
Parcel Size	6,984 sq. ft.	LRA-owned since	2012

Other Property Information: In addition to this building, 4 other buildings on the block are being or have been stabilized through Prop NS, in addition to more than a dozen within a few blocks. This building 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 Chavez Contractor, LLC, included:

- Remove and replace roof covering, trusses, joists and rafters + new fascia, gutters & downspouts installed;
- Rebuild rear wall, brick and stone foundation and remove damaged back porch; tuckpointing all exterior walls;
- Structural foundation repairs, including beam /columns repairs;
- Remove/repair or replace all damaged interior wood framing and floor joists and subfloors;
- Interior clean-out, board-up, and securing.

Approx. date stabilization completed: November 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



Roof repaired with new rafters, joists, sheathing, shingles; new gutters and downspouts, back wall re-built; tuckpointed; floors & joists/posts in basement repaired, collapsed back porch cleared; boarded & secured, cleaned-out & ready for rehab

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