



Prop NS Stabilized Building Available for Sale

5434 Partridge Ave.

St. Louis, MO 63120



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	1903	Basement	Yes
Stories	1	Parking	Street
Building Sq. Footage	1,045	Neighborhood	Walnut Park East
Building Type	Brick	Zoning	Single Family Residential
Parcel Dimensions	50 ft X 140 ft	Prop NS Investment	\$28,700
Parcel Size	~6,995 sq. ft.	LRA-owned since	2009

Other Property Information: This building is within the boundaries of the Promise Zone and one of more than a dozen and a half buildings approved for stabilization within Walnut Park East, 6 of which have already been sold.

Prop NS stabilization work at this address, carried out by Premier Finish Contractors, LLC, included:

- Roof repairs, including replacement of rafters and roof covering;
- Removal of collapsed rear porch / addition and rebuilding of back wall;
- New gutters & downspouts installed;
- Tuckpointing on all sides, including chimney;
- Remove/replace or repair fire damaged floor joists, subfloors, and beams in basement;
- 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 or call 314-657-3721

Additional info on next page



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Photos of Stabilization Work & Unique Features



Before



*Wall Re-Building
Nearing Completion*



Before



After



After



Removal of collapsed back addition and re-building of back wall; replacement of fire-damaged roof, along with new gutters and downspouts, tuckpointed, floors & fire-damaged joists in basement repaired/replaced, boarded & secured, cleaned-out & ready for rehab

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