



Prop NS Stabilized Building Available for Sale

5908-10 Etzel Ave. (2-Family)

St. Louis, MO 63112



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 \$ **2,000.00*

Property Information

Year of Construction	1897	Basement	Yes
Stories	2	Parking	Street / driveway
Building Sq. Footage	4,144	Neighborhood	West End
Building Type	Brick	Zoning	2-Family Residential
Parcel Dimensions	65 ft (front) / 100 ft (back) X 192.7 ft (side 1) / 180 ft (side 2)	Prop NS Investment	\$49,402
Parcel Size	14,121 sq. ft.	LRA-owned since	2019

Other Property Information: In addition to this building, 8 others within the West End neighborhood have been or are being stabilized through Prop NS. This building is within the boundaries of the Promise Zone.

Prop NS stabilization work at this address, carried out by ACOT Construction Mgt, included:

- Rebuild rear brick wall and tuckpointing / repairs to other brick walls, chimney, and foundation
- Remove and replace roof covering and damaged sheathing/joists and rafters
- New fascia, gutters and downspouts
- Repair/replacement of rotted beams, damaged joists & subfloors
- Interior clean-out, board-up, and securing

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



*Spacious front yard
& side driveway*



Multiple Fireplaces

Completely rebuilt back wall; repaired roof with new joists, rafters, sheathing, covering; replaced or repaired floor joists and subfloors, tuck-pointed, boarded & secured, cleaned-out & ready for rehab

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