



Prop NS Stabilized Building Available for Sale

1122 Chambers Street

St. Louis, MO 63106

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: Sept. 12, 2023

Bid period closes: Oct. 3, 2023

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

Bids for this property must be no less than **\$ 500.00*



PLEASE NOTE: *Even with the stabilization work described here, this building still requires significant investment to reach occupancy standards. Purchasers of Prop NS buildings are expected to complete the rehab to City of St. Louis occupancy standards within 18 months.*

Property Information

Year of Construction	1880	Basement	Yes
Stories	2	Parking	Street
Building Sq. Footage	1,404	Neighborhood	Old North St. Louis
Building Type	Brick / 1-unit building	Zoning	Multi-Family Residential
Parcel Dimensions	25 ft X 112 ft 9 in	Prop NS Investment	\$27,000
Parcel Size	2,812 sq. ft.	LRA-owned since	2016

Other Property Information: This property is located within the boundaries of the Promise Zone, a National Register Historic District, the North Riverfront Opportunity Zone, and the City's Near Northside Choice Neighborhood Revitalization Strategy Area. Two other buildings in Old North have been approved for Prop NS stabilization, one of which is nearing completion.

Prop NS stabilization work at this address, carried out by Value First Contractors, included the following:

- Roof repairs: remove & replace damaged sheathing, joists, rafters, and covering, and install new gutters, downspouts, and fascia;
- Repair / replace floor joists and sub-floors and remove / replace any damaged wood or metal beams;
- Rebuild rear back wall, and repair exterior masonry and tuckpointing of all walls, foundation, chimneys;
- Demolish and remove collapsed rear roof addition;
- Board-up and securing.

Approx. date stabilization completed: August 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



Front view before stabilization



Back view before stabilization



Upper Floor before stabilization



Front view after stabilization



Upper Floor after stabilization



PLEASE NOTE: Even with the stabilization work, this building still requires significant investment to reach occupancy standards. Purchasers of Prop NS buildings are expected to complete the rehab to City of St. Louis occupancy standards within 18 months.

*Bidding for this property will follow the guidelines & **REVISED OFFER FORM** posted online at

stlouis-mo.gov/Prop-NS

Bid period opens: **September 12, 2023**

Bid period closes: **October 3, 2023**

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

Bids for this property must be no less than \$ **500.00**



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