



Prop NS Stabilized Building Available for Sale

# 2423 Fall Ave.

St. Louis, MO 63113



*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: Nov. 9, 2021**

**Bid period closes: Nov. 30, 2021**

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>	1881	<b>Basement</b>	Yes
<b>Stories</b>	2	<b>Parking</b>	Street
<b>Building Sq. Footage</b>	910	<b>Neighborhood</b>	JeffVanderLou
<b>Building Type</b>	Brick	<b>Zoning</b>	Multi-Family Residential
<b>Parcel Dimensions</b>	16 ft 8 in X 107 ft	<b>Prop NS Investment</b>	\$29,900
<b>Parcel Size</b>	1,783.6 sq. ft.	<b>LRA-owned since</b>	2016

**Other Property Information:** This building is within the boundaries of the Promise Zone and within an area designated by the City of St. Louis as a Neighborhood Revitalization Strategy Area.

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

- Removal & replacement of roof covering, gutters, downspouts, fascia and any damaged sheathing/joists and rafters
- Interior tuckpointing, including repairs to foundation walls
- Repair/replacement of rotted beams, damaged joists & subfloors on all floors
- Repair back wall and wooden rear addition, including replacement of damaged wood siding, & secure firmly to main building
- Interior clean-out, board-up, and securing

Approx. date stabilization completed: October 2021

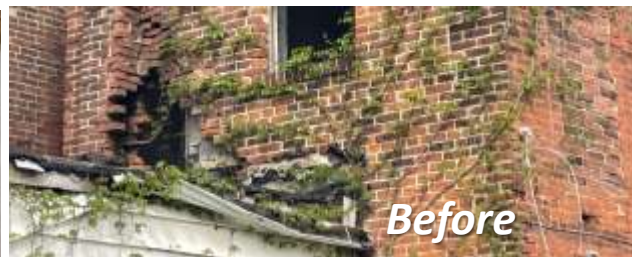
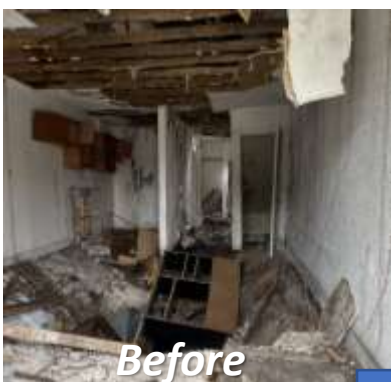
**For more information about the Prop NS Program & how to submit a bid for this property, visit [stlouis-mo.gov/Prop-NS](http://stlouis-mo.gov/Prop-NS) or call 314-657-3721**

*Additional info on next page*



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## Photos of Stabilization Work & Unique Features



Repaired back wall, new gutters & downspouts, new floors, joists, subfloors, and interior stairs (& roof repairs not shown)

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