



# Prop NS Stabilized Building Available for Sale

## 3520 N. Taylor 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](http://stlouis-mo.gov/Prop-NS)

**Bid period opens: Oct. 30, 2023**

**Bid period closes: Nov. 20, 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 24 months.*

### Property Information

<b>Year of Construction</b>	1911	<b>Basement</b>	Yes
<b>Stories</b>	2	<b>Parking</b>	Street
<b>Building Sq. Footage</b>	1,666	<b>Neighborhood</b>	The Greater Ville
<b>Building Type</b>	Brick / 1-unit building	<b>Zoning</b>	Two-Family Residential
<b>Parcel Dimensions</b>	30 ft X 131 ft 5 in	<b>Prop NS Investment</b>	\$29,000
<b>Parcel Size</b>	3,943 sq. ft.	<b>LRA-owned since</b>	2010

**Other Property Information:** This property is located within the boundaries of the City's North Central Neighborhood Revitalization Strategy Area and the Promise Zone. This building is one of 23 within the Greater Ville neighborhood that have been or will be stabilized through Prop NS.

*Prop NS stabilization work at this address, carried out by Value First Contractors, LLC, 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;
- Repair exterior masonry and tuckpointing of all walls, foundation, chimneys;
- Demolish and remove collapsed rear porch & steps;
- Board-up and securing.

Approx. date stabilization completed: November 2022

For more information about the Prop NS Program & how to visit [stlouis-mo.gov/Prop-NS](http://stlouis-mo.gov/Prop-NS) or call 314-657-3721

→ Check back later for an updated version with more details & photos