



Prop NS Stabilized Building Available for Sale
3524 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

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

Year of Construction	1911	Basement	Yes
Stories	2	Parking	Street
Building Sq. Footage	1,666	Neighborhood	The Greater Ville
Building Type	Brick / 1-unit building	Zoning	Two-Family Residential
Parcel Dimensions	30 ft X 131 ft 3 in	Prop NS Investment	\$29,000
Parcel Size	3,943 sq. ft.	LRA-owned since	2016

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: February 2023

For more information about the Prop NS Program & how to visit stlouis-mo.gov/Prop-NS or call 314-657-3721

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