



Prop NS Stabilized Building Available for Sale
4715 Newberry Terrace
 St. Louis, MO 63113 (2-Family)



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: **June 9, 2023**

Bid period closes: June 30, 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 **\$2,000.00*

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	1899	Basement	Yes
Stories	2	Parking	Street
Building Sq. Footage	2,542	Neighborhood	Lewis Place
Building Type	Brick / 2-unit building	Zoning	MultiFamily Residential
Parcel Dimensions	25 ft X 145 ft	Prop NS Investment	\$50,000
Parcel Size	3,625 sq. ft.	LRA-owned since	2013

Other Property Information: In addition to this building, 5 other buildings within a block have been or are being stabilized through Prop NS, along with several others elsewhere in the neighborhood. This building is within the boundaries of the Promise Zone, the Opportunity Zone, and the North Central Neighborhood Revitalization Strategy Area.

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

- New roof, including new rafters, joists, sheathing, & covering ...and new gutters, downspouts, and fascia
- Rebuild rear wall and stone foundation
- Repair and/or replacement of all damaged floor joists and subfloors throughout building
- Tuckpointing of exterior walls, chimneys, and foundation
- Interior clean-out, board-up, and securing

Approx. date stabilization completed: November 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



Back - before



Back - After



Roof - before



Roof - During



Roof - After



Stabilization included roof replacement (coverings, rafters, sheathing, joists); installation of new guttering, fascia & downspouts; rebuilding collapsed back wall; new floor joists installed, tuck-pointed, boarded & secured, cleaned-out & ready for rehab

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.

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