



Prop NS Stabilized Building Available for Sale

5022 Ridge 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

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 18 months.*

Property Information

Year of Construction	1896	Basement	Yes
Stories	3	Parking	Street
Building Sq. Footage	1,408	Neighborhood	Academy
Building Type	Brick / 1-unit building	Zoning	Two-Family Residential
Parcel Dimensions	25 ft X 112 ft	Prop NS Investment	\$30,000
Parcel Size	2,819 sq. ft.	LRA-owned since	2013

Other Property Information: This property is located within the boundaries of the Promise Zone and the Delmar / MLK Corridor Opportunity Zone. In addition to this building, 13 other buildings in Academy have been stabilized through Prop NS or have been approved for upcoming Prop NS stabilization.

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 (including replacement of collapsed rear addition roof), 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;
- Clear & remove all debris from interior and brush / trees from exterior;
- Board-up and securing.

Approx. date stabilization completed: September 2022

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

Be sure to use the **new** Oct. 2023 offer form!