



AVAILABLE PROPERTY IN OLD NORTH ST. LOUIS									
July 2016									
Number	Street	SQ.F.	Bed	Ba	Type	Condition/Description	Contact Name	Contact Info	Asking/List Price
RESIDENTIAL FOR-SALE PROPERTY									
1609	N 14th Street	15000			Historic Residential, School, Manufacturing, and Warehouse	Historic Mullanphy Emigrant Home. This building has been stabilized by ONSLRG and is now for sale. Historically significant building that could be renovated for a variety of uses. Historic Tax Credit Eligible.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$175,000.00
1323	Monroe	1550	3	2.5	Single-family	New construction single-family home coming soon. House will have a contemporary design and will be Energy Star certified. 10 year tax-abatement is included. Contact Old North Saint Louis Restoration Group for more info, including renderings.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$150,000.00
1325-27	Monroe	1550	3	2.5	Single-family	New construction single-family home coming soon. House will have a contemporary design and will be Energy Star certified. 10 year tax-abatement is included. Contact Old North Saint Louis Restoration Group for more info, including renderings.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$150,000.00
1329	Monroe	1550	3	2.5	Single-family	New construction single-family home coming soon. House will have a contemporary design and will be Energy Star certified. 10 year tax-abatement is included. Contact Old North Saint Louis Restoration Group for more info, including renderings.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$150,000.00
1313	Benton	1821			Single-family	This 1821 square foot 2-story brick building was built in 1906. Lot size is 25'x112'. This building has been stabilized by ONSLRG. It is offered in as is condition to prospective rehabbers. Building is eligible for Historic Tax Credits and Real Estate Tax Abatement.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$10,000 or best offer
1300	Monroe	1966			Two-family	This 1966 square foot 2-story brick 2-family was built in 1893. Lot size is 25'x65'. This building has been stabilized by ONSLRG. It is offered in as is condition to prospective rehabbers. Building is eligible for Historic Tax Credits and Real Estate Tax Abatement.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$10,000 or best offer
1217	North Market	1166			Single-Family	This one-story 1166 square foot brick building was originally built in 1909 as a 2-family. Lot size is 25'x112'. This building has been stabilized by ONSLRG. It is offered in as is condition to prospective rehabbers. Building is eligible for Historic Tax Credits and Real Estate Tax Abatement.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$10,000 or best offer
1316	North Market	2822			Two-family	This 2822 square foot 3-story brick 2-family was built in 1880. Lot size is 25'x111'6". This building is in very poor condition and is offered in as is condition to prospective rehabbers. Building is eligible for Historic Tax Credits and Real Estate Tax Abatement. Building is in extremely poor condition. Sale will only be considered to a rehabber with proof of extensive renovation experience and financial capacity for a large project	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$10,000 or best offer
1312	Warren	1980			Two-family	This 1980 square foot 2-story brick 2-family was built in 1906. Lot size is 30'x112'. This building has been stabilized by ONSLRG. It is offered in as is condition to prospective rehabbers. Building is eligible for Historic Tax Credits and Real Estate Tax Abatement.	Old North St. Louis Restoration Group	(314) 241-5031 or matt@onsl.org	\$10,000 or best offer

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1300	Benton				Vacant Lot	Corner lot for sale. To be sold in conjunction with 2413 No. 13th Street. Total price for two lots \$12,000.00	Cindy Lewis, Wood Brothers Realty	(314) 610-6438	\$8,000
1301	Benton				Vacant Lot	Corner lot for sale in Old North St. Louis. Private owner, also selling lots across the street and two family at 1311 Benton. Make us an offer.	Cindy Lewis, Wood Brothers Realty	(314) 610-6438	\$8,000
1311	Benton				Two-family	Two family for sale in Old North St. Louis. First floor unit is finished and leased. Hardwood floors throughout first floor with an updated kitchen and bathroom. The house has newer water lines, updated electrical system, plumbing stacks and double pane windows. Second floor unit is unfinished. Walking distance to Old North businesses.	Cindy Lewis, Wood Brothers Realty	(314) 610-6438	\$34,900
1417	Benton	2600			Two-family	Two-story brick two-family. Building needs extensive renovation	Joel Kaiser - FSBO	(314) 956-9559 or joellikesgriffs@gmail.com	\$20,000
1419	Benton	2082				Building needs extensive renovation.	Joel Kaiser - FSBO	(314) 956-9559 or joellikesgriffs@gmail.com	\$20,000
1422	Benton	2289	2 each	1 each	Two-family	Updated. Very large rooms. Wood floors. Original mantels. Large fenced yard. Both units are currently rented on M-T-M basis for \$375 each.	Faye Brewer -FSBO	(314) 691-4815	\$65,000
1917	Dodier	1642	3	2.5	Single-family	Gutted, framed, new water line. Needs new wiring, plumbing, HVAC, and finish. On a cul-de-sac near Florissant Ave.	FSBO- Yellow Brick Road Investments LLC C/O Frederica & DeJuan Collins	(314) 744-0233, (314) 280-5352, or frederica6404@yahoo.com	\$30,000
1919	Dodier				Two-family	All elec, has furnances, some newer wiring, some new plumbing each unit has one bedroom, downstairs apartment has basement and second floor unit has a spare room on third. Also has a brick two car garage. The house does need some work, but it is livable and rented out so if you are handy and want to be a landlord. Had new windows put in 2 years ago	Brian	(314) 435-8390	\$18,500
2703	Hadley				Two-family	Fully renovated house set up for one owner occupied unit and one rental unit. Roof is only two years old. Double lot with two carports in the rear.	FSBO- Carolyn Gutdayzke	(314) 241-6559 or (314) 743-6163	\$240,000
1205	Hebert				Two-family	Historic building shell in need of full renovation. New water service has been installed. Owner is open to partnership.	FSBO-Kevin Dickherber	(314)669-6434 or stlrnr@gmail.com	\$16,000 OBO
1208	Hebert	2250	3	2.5	Single-family	Historic (1859) full renovation with lots of green features. Large kitchen, thoughtful design, and a master suite you've got to see.	FSBO - Kevin Dickherber	(314) 669-6434 or stlrnr@gmail.com	\$249,000
1219	Hebert	2900	3 to 5	2-3.5	Single-family (current plans)	Completed work includes: demo, structures, floor decking, tuck pointing, roofing, slate, water service, 90% of framing for 3 to 5 bed, 3 1/2 bath singfam. Plans for tax credits and permits have been pre approved. Owner is open to partnership.	FSBO - Kevin Dickherber	(314) 669-6434 or stlrnr@gmail.com	\$95,000 OBO
1306-08, 1310	Howard				Two Row Houses	Two buildings on three lots for sale. These properties are in need of renovation.	Gene Meyers	(573) 785-0550	\$30,000
1112-14	Montgomery	1908			Four-family	Needs gut rehab. One block from 11th Street with highway 70 access. Major exterior and interior damage.	Mary Ann Polito, FSBO	(314) 800-7856	\$80,000
2413	N 13th Street				Vacant Lot	Corner lot for sale. To be sold in conjunction with 1300 Benton Street. Total price for two lots \$12,000.00	Cindy Lewis, Wood Brothers Realty	(314) 610-6438	\$4,000
3239	N 20th Street				Single-family	3 story brick single family	Virgil Knight or Bobby Priestster	(618) 979-0868 or (314) 973-2988	\$25,000.00
1445-47	North Market				Multi-family	Building has had some work completed, including partial rebuild of the front brick wall. Needs a full gut renovation before it can be occupied.	Cynthia Lewis, Wood Brothers Realty	(314) 353-8888	\$25,000.00
1449-53	North Market				Six-family	Six-family building in good condition. 4 of 6 apartments rented at \$400/month, 5 of 6 rehabbed. Windows were recently replaced, and the building has a new roof.	Cynthia Lewis, Wood Brothers Realty	(314) 353-8888	\$85,000.00
1906	Palm Street	750			Single-family	Single family gut rehab. 19th Century rear flounder style house. Exterior in sound shape, needs complete rehab on interior. Front wall has been rebuilt. Current owners want to see this house rehabbed and lived in.	Thom Fletcher, FSBO	(314) 623-4755	\$6,000.00

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1934-36	Palm Street	3,840	3 ea	2 ea	Four-family converted to Two-family	3 story brick home built in 1885. 4-family has been converted to two 3 bedroom, 2 bath units. West unit has new plumbing, electric, and some new windows. East unit requires rehab.	Dan Montrey, Justine Petersen	(314) 533-2411 x128 or dmontrey@justinpetersen.org	\$80,000 - negotiable
RESIDENTIAL RENTAL PROPERTY									
	North Market Place Apartments		1 to 3		Apartment	1-3 bedroom apartments available in beautifully restored historic buildings. Income restrictions apply. Include appliances, W/D hook-ups, designated off-street parking, Water/Sewer/Trash paid.	ND&S	(314) 588-7267 Crownsquare@ndconsulting.com	\$390-\$625
	Crown Square Apartments		1 to 3		Apartment	1-3 bedroom apartments available in beautifully restored historic buildings around the former 14th Street Mall. Include appliances, W/D hook-ups, designated off-street parking, Water/Sewer/Trash paid.	ND&S	(314) 588-7267 Crownsquare@ndconsulting.com	\$460-\$820
	Benton and Blair	775	1		Apartment	All electric units. Beautiful hardwood floors. Fresh interior and new roof.	Vince	(314) 807-2505 or purelogic_llc@yahoo.com	\$500-\$550
1429	Wright		1	1	Apartment	First floor apartment in good clean condition. Water, trash, and sewer are included in rent.	Paul Kieselhorst	(314) 420-9670	\$435