



AVAILABLE PROPERTY IN OLD NORTH ST. LOUIS

Feb-10

RESIDENTIAL FOR-SALE PROPERTY

Number	Street	S.F.	Bed	Ba	Type	Condition	Contact Name	Contact Info	Asking/List Price
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 info@onsl.org	\$18,210
1416, 1618, 1420	Benton	4325			Residential mixed use	2-story brick 4-family with attached warehouse.	Karin Vignali - FSBO	(831) 247-9494 or karinphoenix@hotmail.com	\$60,000
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
1417	Benton	2600			Two-family	Two-story brick two-family. Second floor is almost livable; first floor is in bad shape.	Joel Kaiser - FSBO	314-956-9559 or joellikesgriffs@gmail.com	\$49,000
1421	Dodier	2146	3	2.5	Single-family on a corner lot.	Renovated two-story brick home. Large fenced-in corner lot. All new services including water & sewer lines, newer windows. Rear deck, oversized parking pad.	Chris Sorth - Coldwell Banker Premier	(314) 497-7990 or csorth@hotmail.com	\$179,000
1917	Dodier	1642	3	2.5	Single-family	Gutted, framed, new water line. On a cul-de-sac near Florissant Ave.	FSBO- Yellow Brick Road Investments LLC C/O Frederica & DeJuan Collins	(314) 744-0233 or frederica6404@yahoo.com	\$40,000
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) 952-9687 or kevin@stlouisrehab.com or www.stlouisrehab.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.	FSBO - Kevin Dickherber	(314) 952-9687 or kevin@stlouisrehab.com or www.stlouisrehab.com	\$134,000
1405	Hebert	3192			Three-family	3 Unit income potential. Needs some work ,electric already done, newer furnace, newer water heater, some dry wall already put up. 3 bedrooms in one unit, 1 bedroom in the other 2 units.	Coldwell Banker North	(314) 831-7600	\$14,900
1411	Hebert	2710	3	1.5	Single-family	Circa 1886, this 2.5 story mansard has been pristinely restored and is move-in ready. Fenced-in yard in rear.	Circa Properties	314 352-5200	\$169,900
1418	Hebert	1656			Originally a two-family; plans are for single-family	Fire damaged; has been gutted. Price includes Historic Tax Credit consultant and architectural plans.		636-578-0462 or www.stl-rehabs.com	\$28,000
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 info@onsl.org	\$19,660
1452	Monroe	2316	2	2.5	Single-family	Needs gut rehab. Is on a block with a lot of renovation and is 1 block off Florissant.	Anita Cavette-Reel Coldwell Banker Gundaker	839-6623, 973-1577 or anitareel@cbgundaker.com	\$16,900
1112-14	Montgomery	1908			Four-family	Good bones, but needs gut rehab. 1 block from 11th Street with highway 70 access.	Mary Ann Polito - FSBO	314-800-7856	\$80,000
3219	N 20th	2927			Two-family	3-story brick 2-family on a 64'x118 lot. Built in 1885. The home is eligible for historic tax credits and property tax abatement.	Ida Ford - FSBO	314-363-4539	\$20k - negotiable
1217	N. 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 info@onsl.org	\$11,660

1309	N. Market	1290			Two-family	This 1290 square foot 2-story brick 2-family was built in 1893. Lot size is 25'x113'. 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 info@onsl.org	\$12,900
1319	North Market	1356	3	2.5	Single family	Built in 2008, this new home is architecturally sensitive to the historic buildings surrounding it. This 2-story, 3 bed, 2.5 bath home includes a large yard and 2-car parking pad. GE kitchen appliances (dishwasher, oven, microwave) are included. One-year home warranty. Property taxes abated at \$53/year until 2018. ***5-year \$25k forgivable soft second mortgage for purchasers who occupy the home as their primary residence for 5 years.	Old North St. Louis Restoration Group	314-241-5031 or info@onsl.org	\$170,000 ***
1419	North Market	3380			Mixed-use	Mixed-use retail/residential property with historic storefront and second floor wrought-iron balcony. Perfect live/work space. Needs some renovation. Is eligible for historic tax credits and property tax abatement.	Karin Vignali - FSBO	(831) 247-9494 or karinphoenix@hotmail.com	\$60,000
1942-44	Palm Street	2822			Four-family	2-story brick 4-family built in 1886. Original wood windows. Needs a gut rehab. Is eligible for historic tax credits and property tax abatement.	Ida Ford - FSBO	314-363-4539	\$20k - negotiable
1934-36	Palm Street	3840	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	\$102,000
1307	St. Louis	1828	3	3	Single-family	This home has been completely renovated and has that hip, cool, urban feeling the minute you step foot inside. Industrial grade chrome stairs, exposed HVAC ducts, stainless steel commercial grade kitchen gas stove are just few cool items in this kitchen. The master bathroom is a must see!! 2 full side by showers, glass block walls open & bright in all aspects, head on up to the 3rd floor & you will find even more cool design items.	Chris Sorth - Coldwell Banker Premier	(314) 497-7990 or csorth@hotmail.com	\$199,000
1312	Sullivan	2905	3	1 each	Two-family	2 1/2 story brick home with generous side-yard. Sale Pending	Scott Hill-Klaus Bank	(314) 677-6458	\$39,900
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 info@onsl.org	\$19,800
RESIDENTIAL RENTAL PROPERTY									
	North Market Place Apartments		1 to 3		Apartment	1-3 bedroom apartments available in beautifully restored historic buildings. Income restrictions apply.	Cohen-Esrey	(314) 588-7267 or crownsquare@cohenesrey.com	\$390 to \$625
	Crown Square Apartments		1 to 3		Apartment	1-3 bedroom apartments available in beautifully restored historic buildings off the former 14th Street Mall. Include appliances, W/D hook-ups, designated off-street parking, Water/Sewer/Trash paid.	Cohen-Esrey	(314) 588-7267 crownsquare@cohenesrey.com	\$430-\$785
COMMERCIAL FOR-SALE PROPERTY									
2307	N 11th Street	27,030			Warehouse Industrial with loading dock	3 buildings located on 3 parcels: 2-story building, 3-story building & a 5-story building. Historic Tax Credits available. Excellent visibility & access to Hwy-70.	Mark Kramer, Cardinal Realty Group	314-353-7300 or mark@cardinalrealtygroup.com	\$195,000
1601	N 13th Street	1,776			Industrial	Property has old building and large fenced in lot. Lot is 0.537 acres.	Jery Overberg Re/Max Best Choice	(314) 714-7000	\$250,000
1225	St. Louis	47660			5-story brick industrial building.	Home to a pasta manufacturing plant when it was built in 1903. The floors are original, as are the massive wooden support beams, and some of the original subway tiles from the old locker rooms remain. Building has large oversized windows, newer roof and working elevator.	Chris Sorth - Coldwell Banker Premier	314-497-7990 or csorth@hotmail.com	\$625,000
COMMERCIAL RENTAL PROPERTY									
	Crown Square	750-7850				Historically renovated commercial storefronts in the former 14th Street Mall. Tenant build-out allowance included.	Susan Sauer, Duffe Nuernberger Realty	(314) 571-7654 or ssauer@ndconsulting.com	\$8-9 per sf. With tenant build out allowance

Disclaimer: ONSLRG is not a Broker or Realtor®. This list is provided for informational purposes only. Information contained herein has been obtained from reliable sources,

and while we have no reason to doubt its accuracy, we recommend that interested parties confirm to their satisfaction. ONSLRG makes no representation as to the condition of the property, or information contained herein.