



AVAILABLE PROPERTY IN OLD NORTH ST. LOUIS

Nov-11

RESIDENTIAL FOR-SALE PROPERTY

Number	Street	S.F.	Bed	Ba	Type	Condition/Description	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 OBO
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 OBO
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 OBO
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 OBO
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 OBO
1319	North Market	1356	3	2.5	Single family	(c.)2007 this new construction home in Old North St. Louis is the best value in the city. Less than a mile from downtown and just blocks from the 35 million dollar 14th Street Mall project, this home is truly close to EVERYTHING. This floorplan offer a large living room, cozy dining dining room, half bath and bright kitchen all on the first floor. Upstairs there are two bedroom and a master suite with WALK-IN closet. The master bath has double vanity and tub shower combo. The poured concrete basement is large and dry and offer an ideal place for expansion. This area would make a great rec room and informal room. The large lot is well-kept and offer off street parking. The lot next door is also for sale! Tax abated..\$54 annually	Dawn Griffin Circa Properties	(314) 413-7986 or dawn@dawngriffin.com	\$129,900
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
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

2510	Blair	1424	3	1	Single-family	Rock solid house with nice little yard and brick garage, newer roof, Design your layout and rehab. Front and rear entrance, use the 3rd floor as small apt or guess quarters it has its own entrance. Sellers also own a joining lots. Hardwood floors, 2 original fireplace mantels. Home was built as a alley house back in the late 1800's. There is no sign on the house and has residents.	Chris Sorth - Remax Results	(314)352-7770	\$59,000.00
2708	Blair				Single-family		Elizabeth Reeder - FSBO	(636) 345-2971	Make Offer
1114	Chambers				Single-family	Two story house with 8 rooms. Includes side lot to the west. Needs some work	Dennis or Mary FSBO	314-231-4676	\$15,000
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 ½ 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
1221	Hebert				Four-family	3 story four family most recently used as a boarding house. Corner lot and nice architectural detail.	Dan Holack- Robert Wood Realty	(314) 645-6033 or danh@rwoodrealty.com	\$18,000
1405	Hebert	3192			Three-family	Calling all Rehabbers and/or Landlords, this 3 family unit is 3,192 square feet of income potential. Lots of options, keep as single family on one side with 2 one-bedroom apartments on the other OR change to 2 two-family homes. Some work has already been started for you. This neighborhood has seen some new growth with shopping and new owner-occupied homes. Now is the time to invest in the potential of the area.	Julie Beckmann Coldwell Banker Gundaker	(314) 298-5200	\$19,900
1408	Hebert	2668	4	3	Single-family	Circa 1893: Incredibly restored 3-story grand residence located on the premier block in the revitalizing Old North St. Louis neighborhood, just steps to Crown Candy & the Crown Square mall development. It's all in the details - this home was restored, not gutted, w/the trained eye of an experienced & passionate architect, & it shows! The details of the home must be experienced, but the listing photos only begin to tell the story of this 4+ bedroom, 3 full bath mansard-style brick home, loaded w/1800's details like hardwood floors, pocket doors, exposed bricks, millwork, staircases & more. The home progressively allures you upward, w/the crown jewel being the 3rd floor full master suite w/gorgeous soaking tub, that during winter has a view of the downtown skyline while you bathe!	Christopher Thiemet Circa Properties	(314) 412-0654 or Christopher@circastl.com	\$179,900
1916	Hebert	2486	4	2.5	Single-family	Beautiful 4 bedroom, 2.5 bath home in sought after Old North St. Louis. This home is very large and cozy. There is a first floor master suite with dressing room. There is an oversized backyard with a utility shed and dog kennel. Crown Candy is within walking distance also several parks and community gardens. The 14th Street Mall is open, and there is new construction all around the area. This property is being sold in its AS-IS condition. Seller to do no repairs, nor provide any inspections. You don't want to miss this house!	Se'an Whiteside Coldwell Banker Gundaker	314-351-6005 or seanwhiteside@cbgundaker.com	\$114,900

1945-49	Hebert	3975			Six-family	1945-1949 Hebert St -- Investment opportunity! Great location close to Hwy I-70, restaurants and St Louis Place Park! Attached storefront building will be sold separately (MLS# 10050366) and will be divided prior to closing -- Tax Record shows taxes, sq ft and lot size for both properties.	Martha Hillmann Keller Williams Realty West	(314) 229-8500	\$129,900
1951	Hebert				Four-family and Storefront	Storefront offers endless possibilities! Great location for a restaurant, grocery store, convenience store, daycare, warehouse, office building, retail store. Located next to White Castle. High traffic area! Close to I-70. Close to St Louis Place Park. Potential additional income with up to 4 apartments on the 2nd & 3rd floors. *** Attached building addition (6 units) will be sold separately and will be divided prior to closing. (One tax record for both buildings--taxes, sq ft & lot size shown includes both buildings) ***	Martha Hillmann Keller Williams Realty West	(314) 229-8500	\$129,900
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
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	(314) 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 Street	2927			Two-family		Ida Ford - FSBO	(314) 363-4539	\$20k - negotiable
3239	N 20th Street				Single-family	3 story brick single family, habitable condition	Virgil Knight or Bobby Priester	(18) 979-0868 or 973-2988	\$25,000
1419	North Market	3380				Check this place out, the main floor is being cleared out and lots of open floor space. There is a tenant upstairs mth to mth, Be a great place to live and work at. Located just blocks from Crown Candy in Old North St. Louis. Newer large ele service panel just installed, can also be purchased as a package with 1423-25 N Market.	Christopher Sorth Re/Max Results	(314) 497-7990	\$49,000
1423	North Market	2456			Four-family	Full rented 4 family in Old North St. Louis, just blocks from Crown Candy. All units are month to month, some updates. Please DO NOT speak with tenants they are not aware of the building on the market. Can be a package deal with 1419 North Market which is also on the market.	Christopher Sorth Re/Max Results	(314) 497-7990	\$39,000
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	\$80,000 - negotiable
1311	Sullivan	2000		2		Great investment property in sought after Old North St. Louis! Can be used as a single family, with its large rooms with tall ceilings and large back yard. This property has many updates which include windows, roof, electric furnace, electric hot water heater and fuse boxes. Motivated Seller - Bring your buyers and all offers!	Se'an Whiteside Coldwell Banker Gundaker	314-351-6005 or seanwhiteside@cbgundaker.com	\$69,900
1413 and 1417	Sullivan				Four-family and Three-family	Property being sold together with 1413 Sullivan a 3 unit building and a 4 unit muttifamily building next door at 1417 Sullivan is a wonderful 4 family. The combined package has 7 units total, all already occupied!!	Michael Streb Robert Wood Realty Co.	(314) 645-6033	\$199,900

1437	Sullivan	3750			Four-family	This is a great investment opportunity that sits on a HUGE double lot. Plenty of street parking. This property features a new roof and electric throughout, large rooms and rear porches with great views. Live in one unit and rent the others out. Cash flow. Close to Crown Candy in Old North St. Louis. Month to month tenants. Bring all offers!	Se'an Whiteside Coldwell Banker Gundaker	314-351-6005 or seanwhiteside@cbgundaker.com	\$79,900
1451	Sullivan				Vacant Lot	Great opportunity to own a large corner lot in Old North St. Louis. Build a house or just own a piece of History in this up and coming neighborhood. There are lots of new construction and rehabs in the area.	Se'an Whiteside Coldwell Banker Gundaker	314-351-6005 or seanwhiteside@cbgundaker.com	\$13,500
1426-30	Wright	7200			Six-family	Six family apartment building. Three 1 bed and three 2 bed units. Three units have been rehabbed, three units unfinished. Two units currently rented.	FSBO- Ray Turnley	314-910-1059	\$125,000 OBO
RESIDENTIAL RENTAL PROPERTY									
	North Market Place Apartments		1 to 3		Apartment	1-3 bedroom apartments available in beautifully restored historic buildings. Income restrictions apply.	Kohner Properties	(314) 588-7267 or crownsquare@kohner.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.	Kohner Properties	(314) 588-7267 or crownsquare@kohner.com	\$430-\$785
	Benton and Blair	775	1		Apartment	All electric units. Beautiful hardwood floors. Fresh interior and new roof.		(314) 807-2505 or purelogic_llc@yahoo.com	\$500-\$550
14xx	Hebert				Apartment	Three room second floor flat. Rent includes water, sewer and refuse pick up. Tenants pay their own gas, electric, renter insurance, and will need a refrigerator and stove. Also included are a brand new high-efficiency furnace and central air, newly refinished oak floors in the front two rooms, new wiring, new plumbing and new fixtures in the bathroom.	Dave or Deb Eisenbraun	(314) 241-4202 or eisenbraun@sbcglobal.net	\$350
1428	Wright		2	1.5	Apartment	Two BR studio apartment with many new updates and A/C. Does not include appliances. Over 900 Square Feet. Washer/Dryer hokups. Hardwood floors and freshly painted. One year job history required.	Ray Turnley	(314) 910-1059	\$350
COMMERCIAL FOR-SALE PROPERTY									
2127	N 11th Street	65,745			School	Built in 1908 and designed by architect William B. Ittner. Great I-70 visibility and situated on 1.6 acre site. Historic Tax Credit eligible.	Hal C. Ball or Peter Newton Hilliker Corporation	(314) 781-0001	\$780,000
2301	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. \$7.21 sq. ft.	Mark Kramer, Cardinal Realty Group	(314) 353-7300 or mark@cardinalrealtygroup.com	\$195,000
1600-30	N 13th Street	50,000			Warehouse	90,000 sq/ft lot - entire city block. Two Buildings total 50,000 sq/ft, single story 25' cielings, Loading docks, Sprinkler systems, fenced lot, office areas.	Mark Williams	(859) 533-6374	\$695,000
2107	N 14th Street	70,000			Industrial Manufacturing and Warehouse with loading dock	Office/Warehouse 8,000 SF Office (11 Offices, 3 Restrooms). 62,000 SF Warehouse. 12'-24' Clear Height. Five (5) Docks with Levelers. One (1) Van High Dock. Two (2) Drive In Doors (16'x14' & 12'x10'). Air Lines, Electric Drops and Exhaust Fans Included. 2400 AMP 3-Phase Power, 600 AMP Single Phase. Zoned J \$12.50 sq. ft.	Jay Steinberg or Casey Urkevich Block-Hawley	(636) 534-2900	\$798,000
2600	N. Florissant	2,500			Church	This is a well kept church! Most of the equipment is included. Sanctuary can seat up to 150 members. Nice baptism pool. This is a must see church!	Adekunle Sodamade Reed Real Estate	(314) 389-6000	\$85,000
1400	Palm	91,243			Warehouse Industrial with loading dock	A Redevelopment or Warehouse Opportunity Just North of Crown Candy. Zoned -J- Industrial , Dock & Drive-In. Additional Ground Available Across Palm Street. \$4.13 sq. ft.	Brian Oconnell or Patryk Kowalczyk Hilliker Corporation	(314) 781-0001	\$395,000

1225	St. Louis	47660		5-story brick industrial building.	Home to a pasta co. when built in 1903. Floors are original, as are the massive wooden support beams & some of the original subway tiles from the old locker rooms remain. Building has large windows, newer roof & working elevator.	Chris Sorth - Coldwell Banker Premier	(314) 497-7990 or csorth@hotmail.com	\$625,000
1428	Warren	12,000		Church	Former Church building. Partially renovated. Perfect for entertainment venue, church or creative office space. Beautiful windows let light in on three sides. Adjacent to Crown Square.	Susan Sauer, Duffe Nuernberger Realty	(314) 571-7654 or ssauer@ndconsulting.com	\$125,000
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

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