

Industrial Development Site For Sale

434-446 Calvert Avenue

Potomac Yard, Alexandria



Presented by:

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PROPERTY HIGHLIGHTS

FOR SALE | 434-446 CALVERT AVENUE
ALEXANDRIA, VA 22301

TARTAN
PROPERTIES



OFFERING SUMMARY

Sale Price:	Subject to Offers
Building Size:	3,122 SF
Lot Size:	16,496 SF
Year Built:	1952
Zoning:	Coordinated Development District #24 (CSL, Industrial, R2-5)
Clear Height:	15'
Loading Configuration:	2 Drive-in Doors
Vehicle Parking:	40 +/- spaces
Neighboring Retail:	Trident CrossFit, YogaSix, Indoor Kids Play, Up Next Baseball, Barber Shop, Nail Salon

PROPERTY OVERVIEW

434-446 Calvert Avenue presents a unique and highly strategic investment opportunity: a rare industrial-zoned property offering residential redevelopment rights. Situated in a dynamic and evolving neighborhood with 8,500 new apartments and 84 new townhomes across the street! This asset combines the stability of existing industrial use with the upside potential of future residential conversion or ground-up redevelopment.

The property's industrial zoning provides flexibility for a range of commercial, warehouse, light manufacturing, or creative industrial uses, making it well-suited for owner-users and investors alike. At the same time, its residential redevelopment rights create a compelling long-term repositioning opportunity in an area experiencing continued residential growth and demand.

With limited comparable assets offering both industrial functionality and residential redevelopment potential, 434-446 Calvert Avenue stands out as a true covered land play—allowing buyers to generate income today while planning for tomorrow's highest and best use.

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DEVELOPMENT SUMMARY

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CDD (COORDINATED DEVELOPMENT DISTRICT) #24:

The CDD is established for those areas which are of such size or are so situated as to have significant development related impacts on the city as a whole or a major portion thereof and in order to promote development consistent with the master plan. A site zoned CDD is intended for a mixture of uses. A CDD zone is intended to encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD zoned area. A review process is established to ensure that such developments exhibit a proper integration of uses, the highest quality of urban and architectural design and harmony with the surrounding areas of the city. Within CDD #24, the CSL, I, and R2-5 zoning regulations shall apply:

CSL (COMMERCIAL SERVICE LOW):

The CSL zone is intended to provide for light service and industrial uses compatible in operations and character with nearby residential neighborhoods and properties. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed so as to be in character with such development and be of such characteristics and effect so as not to be detrimental or a nuisance to nearby residential properties.

I (INDUSTRIAL):

The I zone is established to provide areas for light to medium industrial use, including service, distribution, manufacturing, wholesale and storage facilities at low densities in areas of the city which will not negatively impact adjacent neighborhoods.

R2-5 (RESIDENTIAL LOW):

The R-2-5 zone is established to provide and maintain land areas for low density residential neighborhoods of single-family and two-family homes on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

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LOCAL AMENITIES

434-446 CALVERT AVENUE
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POTOMAC YARD DEVELOPMENT DISTRICTS

434-446 CALVERT AVENUE

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FOR SALE

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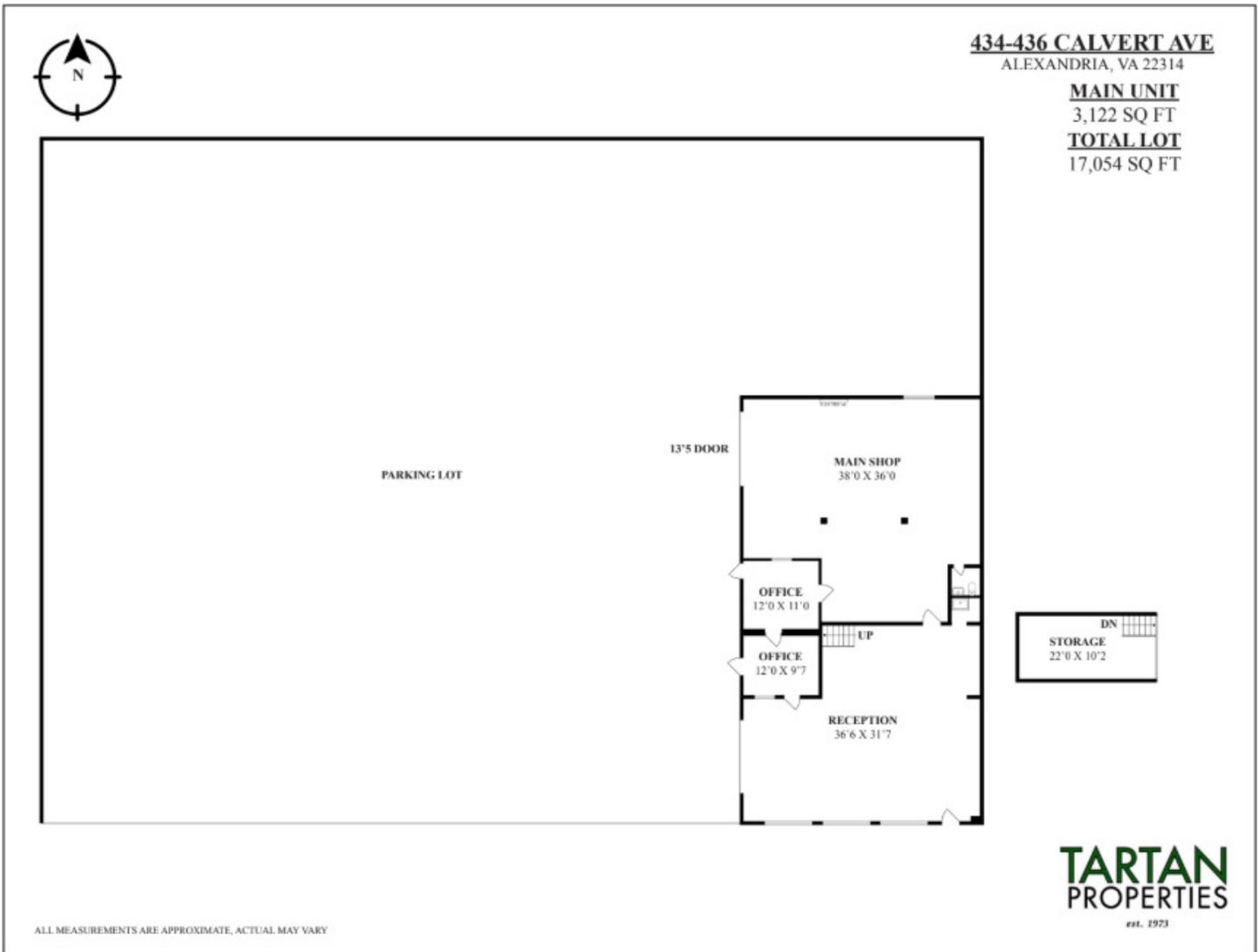


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FLOOR PLAN

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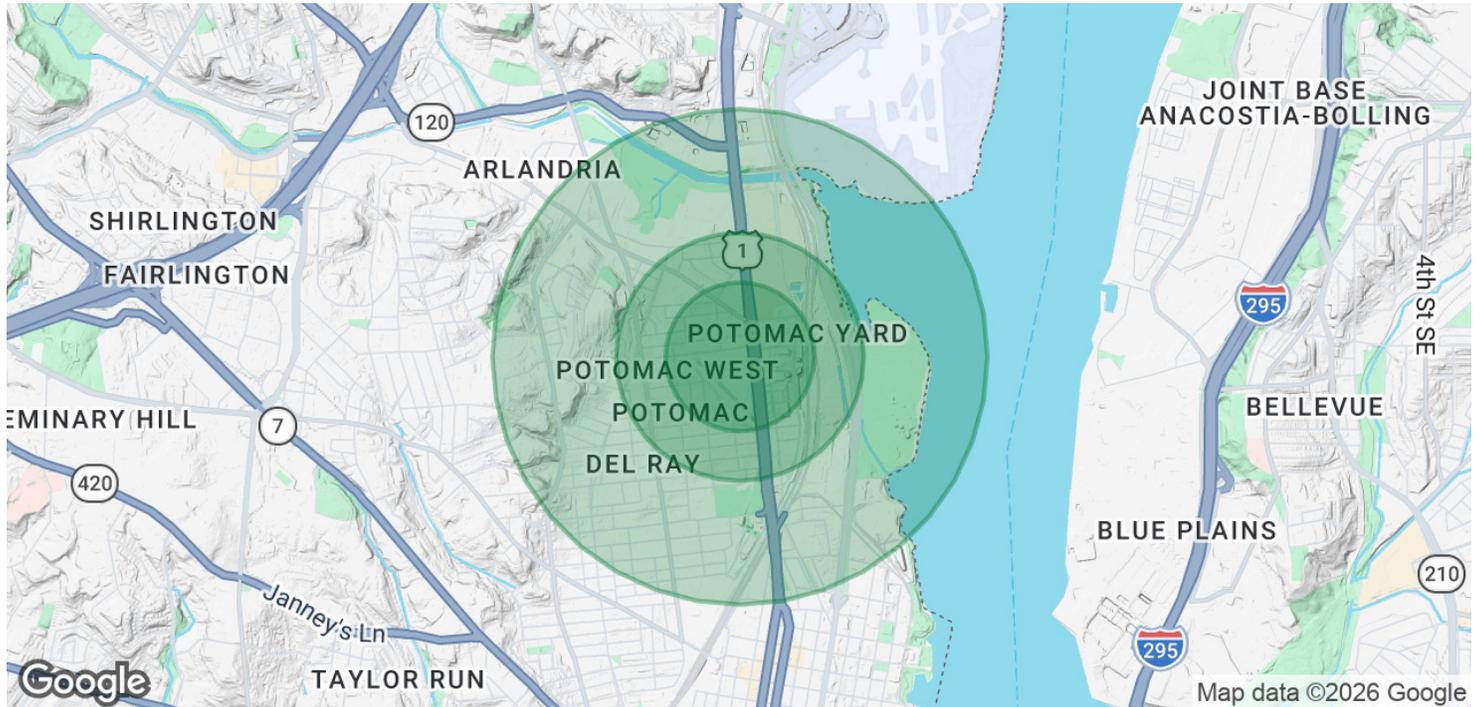


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LOCAL DEMOGRAPHICS

FOR SALE | 434-446 CALVERT AVENUE
ALEXANDRIA, VA 22301

TARTAN
PROPERTIES



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,340	8,967	25,627
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,660	4,250	12,052
# of Persons per HH	2	2.1	2.1
Average HH Income	\$181,800	\$191,577	\$192,198
Average House Value	\$930,685	\$911,262	\$911,067

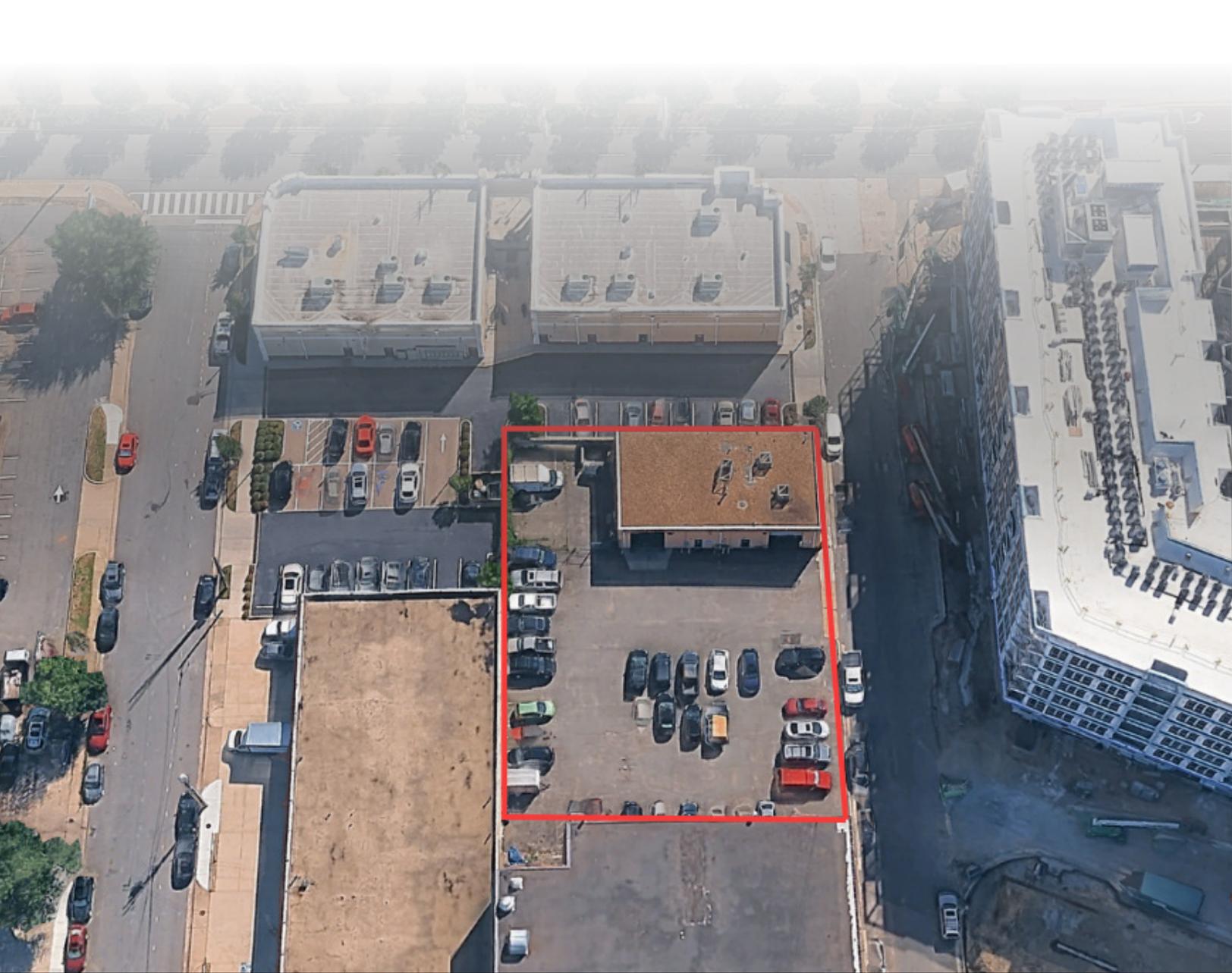
Demographics data derived from AlphaMap

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EXCLUSIVELY MARKETED BY:



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