

MIXED-USE BUILDING FOR SALE

6232 GEORGIA AVENUE N.W., WASHINGTON D.C.

FR
Freeman Realty

GREAT OWNER/USER OPPORTUNITY



Unit	S.F.	Monthly Rent	Annual Rent	Lease Exp.	P.P.S.F.
Store	1140	\$4,000	\$48,000	Vacant	\$42.11
Apt. 1	440	\$779	\$9,348	4/30/27	\$21.25
Apt. 2	700	\$1,048	\$12,576	4/30/27	\$17.97
Apt. 3	700	\$1,048	\$12,576	Vacant	\$17.97
Apt. 4	700	\$935	<u>\$11,220</u>	4/30/27	\$16.03
		Gross Rent:	\$93,720		

THE DETAILS

- ASKING PRICE: \$1,100,000
- LOCATION: West side of Georgia Avenue between Rittenhouse and Sheridan Streets, N.W.
- BLOCK & LOT: 2941 / 0002
- LOT SIZE: 1,657.5 s.f approx.
- LOT DIMENSIONS: 19.5' x 85' approx.
- EXISTING S.F. 3,745 s.f. approx.
- ZONING: [MU-4](#)
- BUILDABLE S.F.: 4,972 s.f. approx. (Incl. Zoning)
- TAXES: \$15,557

HIGHLIGHTS

- Located in Brightwood along Georgia Avenue Corridor
- Store delivered vacant for Owner/User opportunity
- Two blocks to Walmart Supercenter and CVS
- Less than one mile to The Parks Historic Walter Reed development

Please contact:

Ken Freeman

kenfreemanrealty@gmail.com

347-245-6076

Freeman Realty, LLC
Licensed in MD, DC, VA