

707 8th St SE, Washington, DC 20003

Kelly Building



\$3,900,000 Mixed Use | 7,350 SqFt

At A Glance

Property Type Mixed Use, Office (+2)	Sub Type Bank, Day Care/Nursery (+1)	Square Footage 7,350
Net Rentable (SqFt) 7,350	Units 5	Tenancy Single
Lease Type Net	Price per SqFt \$531	Broker Co-Op Yes
Class B	Year Built 1912	Year Renovated 2000

Listing Contacts

CB

Chuck Burger

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...5316

Chat [View Profile](#)

Details

Date Listed	Mar 3, 2024	Days On Market	562 Days
Last Updated	Aug 2, 2025	Asking Price	\$3,900,000

Property Type	Mixed Use, Office, Retail, Specia...	Sub Type	Bank, Day Care/Nursery,...
Class	B	Lease Type	Net
Tenancy	Single	Square Footage	7,350
Net Rentable (SqFt)	7,350	Price per SqFt	\$530.61
Units	5	Year Built	1912
Year Renovated	2000	Buildings	2
Stories	3	Zoning	MU4/CHC
Lot Size (SqFt)	3,532	Broker Co-Op	Yes
Ownership	Sole	Ceiling Height	10 ft
Sale Condition	For sale by owner		

About This Property

Marketing description

BACK ON MARKET! Extremely well located larger mixed use property in the heart of the Capitol Hill commercial district. Steps to not only Eastern Market Metro and the Capitol Building it is nestled amidst the bustling shops and restaurants of Barracks Row across from the world famous U.S. Marine Barracks established in 1801. 707-709 8th St S.E. is a unique earlier combination of two properties interconnected. This results in very rare open 1st floor of over

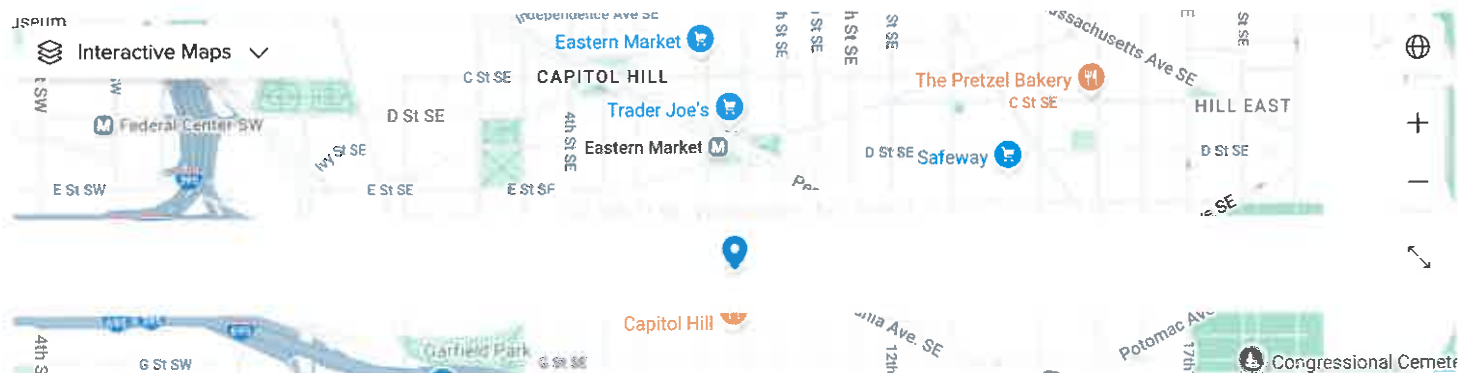
[Show More](#)

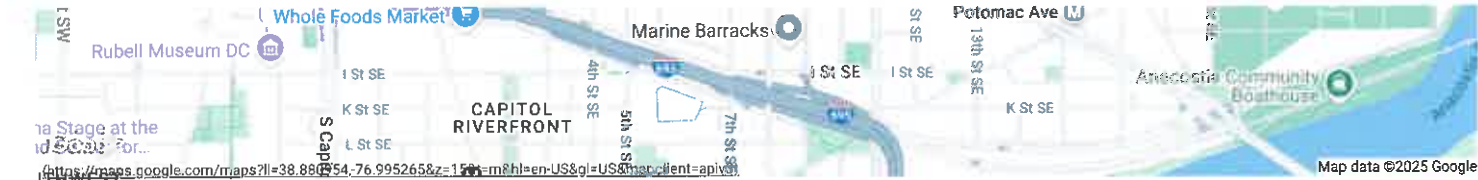
Investment highlights

- Central Location at Capitol Hill's Eastern Market/Barracks Business
- Across from U.S. Marines and on Major Traffic Corridor
- Two Building Inter-Connect-Ability!
- Rare Expansive Street Level Frontage on 1st Floor Renovated

[Show More](#)

Map





Climate Risk for 20003

Flood Risk ⓘ



This property has a minimal Flood Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](https://firststreet.org/property/707-8th-st-se-washington-dc-20003/110134233_fsid#flood?utm_source=crexi) (https://firststreet.org/property/707-8th-st-se-washington-dc-20003/110134233_fsid#flood?utm_source=crexi)

Fire Risk ⓘ



This property has a minimal Fire Factor™.

View more in-depth climate risk data on [First Street Technology, Inc](https://firststreet.org/property/707-8th-st-se-washington-dc-20003/110134233_fsid#fire?utm_source=crexi) (https://firststreet.org/property/707-8th-st-se-washington-dc-20003/110134233_fsid#fire?utm_source=crexi)

Property History

Date	Event	Document	Price	% change	Price/SqFt	Sold by	Sold to
Jul 12, 2024	Price changed		\$3,900,000	-8.8%	\$531		
Jul 8, 2024	Listed for sale		\$4,275,000		\$582		
Apr 16, 2024	Listed for sale		\$4,275,000		\$582		
Mar 3, 2024	Listed for sale		\$4,275,000		\$582		

Valuation Calculator

Purchase Price *

\$3,900,000

Net Operating Income *

Enter an Amount

Loan Amount ⓘ

\$0.00

Down Payment

\$3,900,000

Annual Debt Service ⓘ

\$--

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Annual Cash Flow ⓘ

\$--

100%

Valuation Metrics

0 ⓘ

-- ⓘ

-- ⓘ

DSCR ⓘ

Cap Rate ⓘ

ROI ⓘ

Demographics



1 mile

3 miles

5 miles

Population

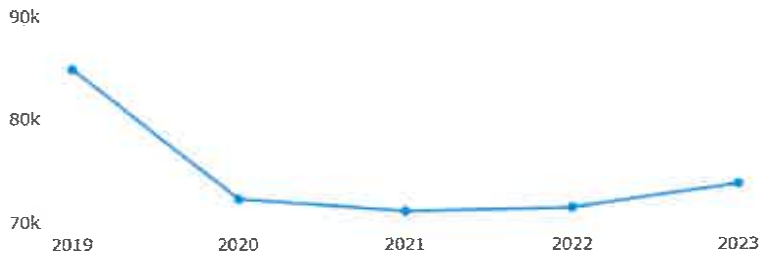
73.8k

↓ 13%

Compared to 85k in 2019

↑ 3%

Compared to 71.4k in 2022



Household Income

\$138.6k

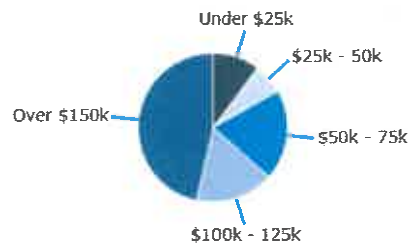
Median Income

\$174.6k

2028 Estimate

↑ 26%

Growth Rate



Age Demographics

34

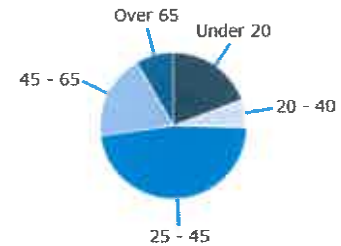
Median Age

36

2028 Estimate

↑ 5%

Growth Rate



Number of Employees

62.3k

Top Employment Categories

Management, business, s...

Professional, scientific, an...

Public administration

Educational services, and ...

Other services, except pu...

Housing Occupancy Ratio

8:16:1 predicted by
2028Occupied
Vacant

Renter to Homeowner Ratio

2:12:1 predicted by
2028Renters
Homeowner

Property Photos



Similar Properties

[View All\(properties/DC/Washington/Mixed-Use\)](#)

Card

Table



For Sale

\$2,150,000

1720-1722 Florida Ave. NW

Beautiful recently renovated and fully leased mix...

1720 Florida Ave NW, Washington, DC 20009



For Sale

\$3,200,000

Kelly Building II

Mixed Use • 6,880 SF

729 8th St SE, Washington, DC 20003



For Sale

\$1,450,000

1318 9th Street

Office • 2,200 SF

1318 9th St NW, Washington, DC 20001



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Floor plan of the 707 Office building. The plan includes the following rooms and dimensions:

- 709A OFFICE ENTRY
- STORAGE
- 27'8" X 16'
- 26'2" X 15'8"
- 12'5" X 10'6"
- P.R.
- P.R.
- A/C
- 41'2" X 13'
- SH
- DN
- UP
- CAB
- DESK
- 707 OFFICE ENTRY
- VESTIBULE
- RETAIL ENTRY
- RAMP UP

SHelves

74" X 6'6"

12'6" X 12'6"

P.R.

UTILITY/STORAGE

UP

STORAGE ROOM
27'5" X 12'6"

ELECTRICAL BOXES FOR
707 & 708

707 8TH STREET SE, UNITS 100 & 200, WASHINGTON, DC

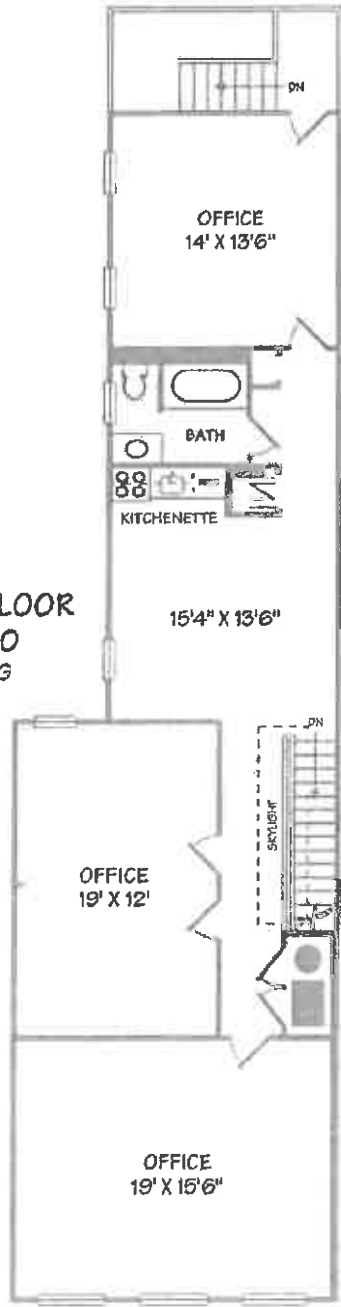
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SECOND FLOOR
UNIT 100
8'10" CEILING



THIRD FLOOR
UNIT 200
9'5" CEILING



709 A 8TH STREET SE, WASHINGTON, DC

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ENTRY FLOOR
9'2" CEILING



THIRD FLOOR
9' CEILING

