

# RAZR

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## OFFERING MEMORADUM



PREPARED BY  
MJ FRAZIER

REAL BROKER LLC - 855-450-0442



An aerial photograph of a residential property. In the foreground, there is a paved parking lot with two cars parked. Behind the parking lot is a large, leafy tree. To the right of the tree is a playground with colorful equipment. In the background, there are several houses and more trees under a blue sky with scattered clouds.

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# EXECUTIVE SUMMARY

117 ELM AVE, TAKOMA PARK, MD

Set on a rare and expansive 2.82-acre parcel in the heart of Takoma Park and just over the DC line, this unique property presents a compelling opportunity for visionary developers, institutional uses, and investors. Most recently operated as a private school, 117 Elm Avenue sits within the R-60 residential zone of Montgomery County, offering a variety of redevelopment possibilities in one of the region's most walkable and desirable neighborhoods. Surrounded by mature trees, historic homes, and just minutes from the Takoma Metro Station, this site combines location, scale, and flexibility—an ideal canvas for transformation. Whether the vision is residential, a condo development, senior living, or an institutional campus, the property's zoning and size support a broad range of potential uses. Additionally, currently operating schools can take this turn-key property to new heights.

The R-60 zone permits single-family detached homes by-right, and allows for a host of conditional uses that cater to residential, institutional, and community needs. Developers may explore uses such as townhomes or attached units (via special exception), senior housing, day care or medical facilities, or even private educational or religious institutions. Office use is conditionally allowable in the zoning. The property's flat topography, ample street frontage, and proximity to transit further enhance its redevelopment viability. As a school, it features dozens of classrooms, multiple bathrooms, a regulation-size gymnasium with stage, administrative offices, a kitchen, and more.

Located just steps from downtown Takoma Park and the Washington, D.C. line, this site is walkable to shops, restaurants, parks, and public transportation. It's a rare chance to reimagine a substantial landholding in a neighborhood where demand for thoughtful, community-focused development continues to grow. Buyers are encouraged to consult with Montgomery County Planning to explore the full range of permitted and conditional uses under the R-60 zoning ordinance. With strong fundamentals and an unbeatable location, 117 Elm Avenue is poised to become one of the region's most impactful residential or mixed-use redevelopments. A preschool currently leases a small portion of the lowest level of the building. The rest of the building is vacant. Lease can convey or can be terminated.

# EXECUTIVE SUMMARY

117 ELM AVE, TAKOMA PARK, MD

List Price

\$12,500,000

Address

117 Elm Ave, Takoma Park, MD 20912

Zoning

R-60

Lot size (acres, square feet)

2.82 acres, 122,839 square feet (estimated)

Neighborhood

Takoma Park

Building Size

37,620 square feet

Year Built

1979

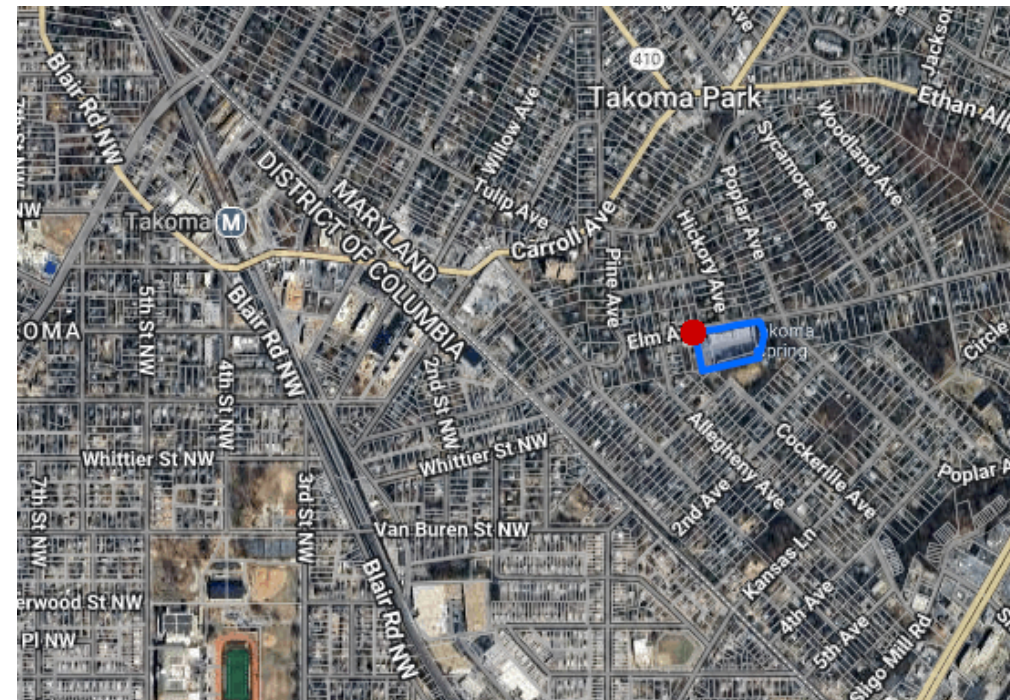
Redevelopment Uses

Residential single family, condominium,  
multifamily, senior living, office



# EXECUTIVE SUMMARY

117 ELM AVE, TAKOMA PARK, MD



Approximate lot boundaries  
2.82 acres | 122,839 square feet



# EXECUTIVE SUMMARY

117 ELM AVE, TAKOMA PARK, MD

## PRIME REDEVELOPMENT SITE

117 Elm Ave, Takoma Park, MD 20912

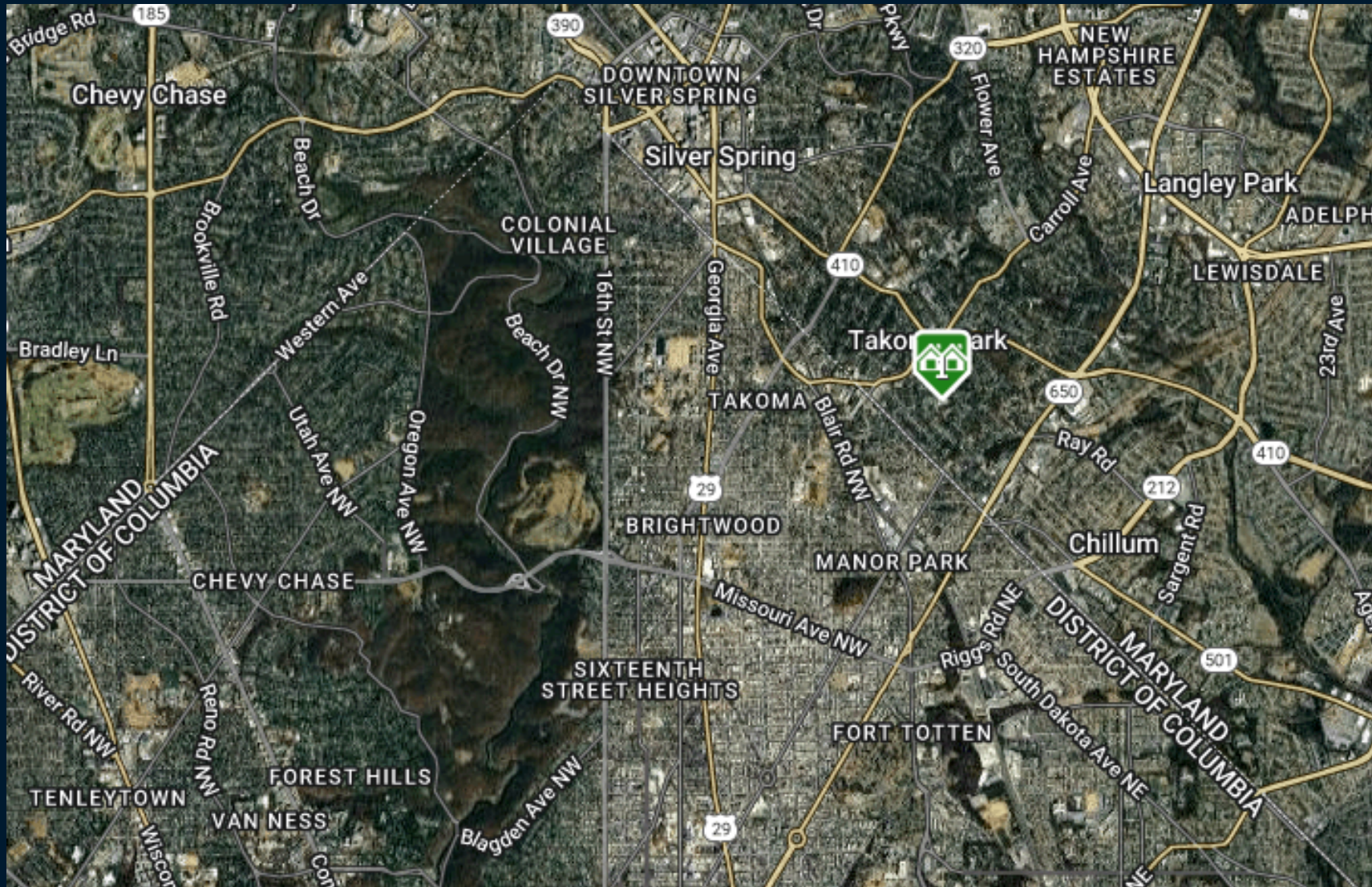
### INVESTMENT HIGHLIGHTS

- **Sought-After Montgomery County Location:** With an average household income within a 5 mile radius of \$131,104, favorable zoning, and an unbeatable location, this property is ready for investment.
- **Immense Presence:** Taking up an entire block of a neighborhood with nearly 3 acres, the property has a commanding stature in a quiet neighborhood.
- **In DC's Backyard:** Located only one block from the Washington DC line.
- **Multiple Investment Strategies:** The opportunities are practically boundless - lease entire building to an educator or similar end-user, develop into residential housing, develop into other commercial uses (senior living, office, etc.). Education users can enter turn-key.
- **Favorable Zoning:** Zoning allows for multiple uses in education, religious, residential, multifamily, senior living, office, and more.
- **Metro Access:** Only 0.7 miles to the Takoma Station



# PROPERTY DETAILS

117 ELM AVE, TAKOMA PARK, MD





# PROPERTY DETAILS

117 ELM AVE, TAKOMA PARK, MD

## Montgomery County Zoning

Details

Layers

Info

Dev. Info

Property Info

Location:	Latitude: 38.9736 Longitude:-77.0062
ACCT #:	<a href="#">01074073</a>
Parcel , Lot , Block:	N/A , N/A , 16
Address:	<a href="#">117 ELM AVE</a> <a href="#">TAKOMA PARK, 20912</a>
Legal Description:	PTS LTS 28 TO 33 INC BERTS ADD
Landuse:	Institutional/Community Facility
WSSC Grid:	208NE01

Zoning Info

Zone:	<a href="#">R-60</a>
Overlay Zone:	N/A
TDR Overlay:	N/A
Allowable Use Table:	<a href="#">View PDF</a>
Map Amendments:	G-791 <a href="#">G-956</a>

Other Legislative Districts

Septic Tier:	<a href="#">Tier 1: Sewer existing</a>
Water/Sewer Categories:	<a href="#">W-1</a> / <a href="#">S-1</a>
Municipality:	TAKOMA PARK
Master Plan:	<a href="#">TAKOMA PARK</a>
Historic Site/District:	N/A

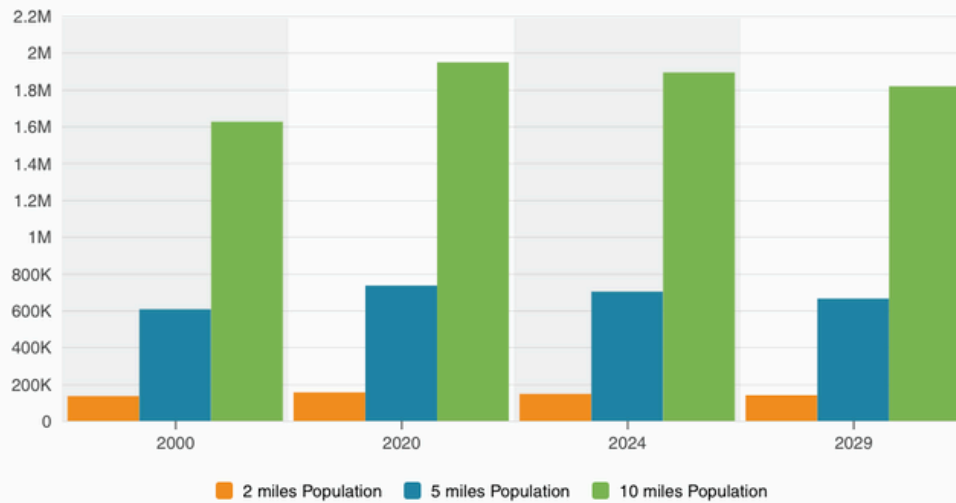
Montgomery County Zoning Allowable Use Table:  
[CLICK HERE](#)



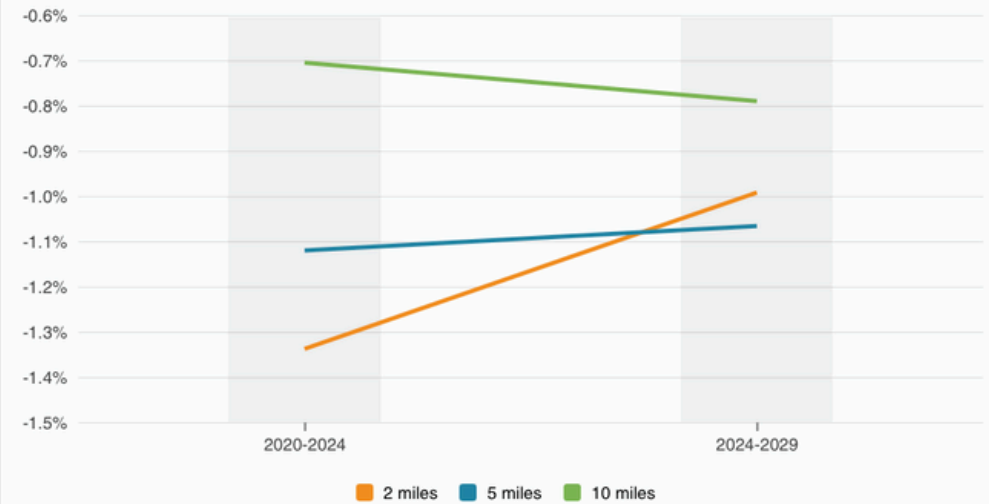
## PROPERTY DETAILS

117 ELM AVE, TAKOMA PARK, MD

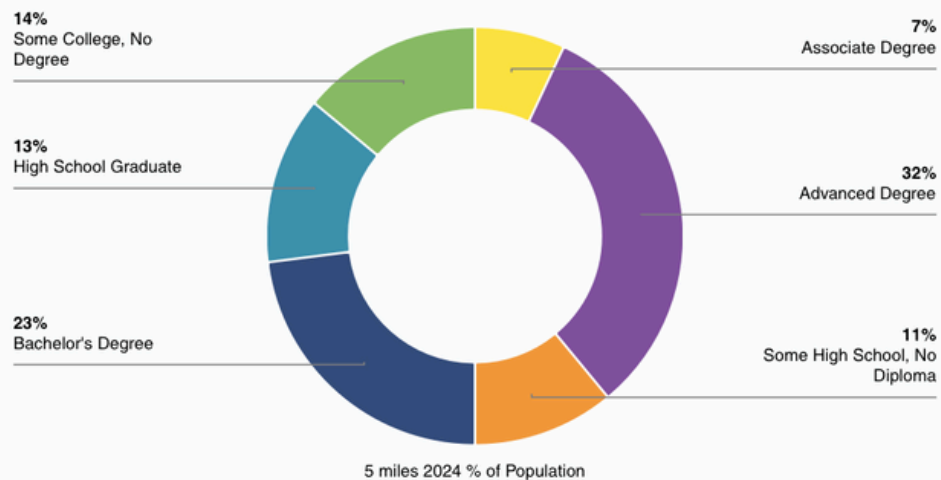
Population



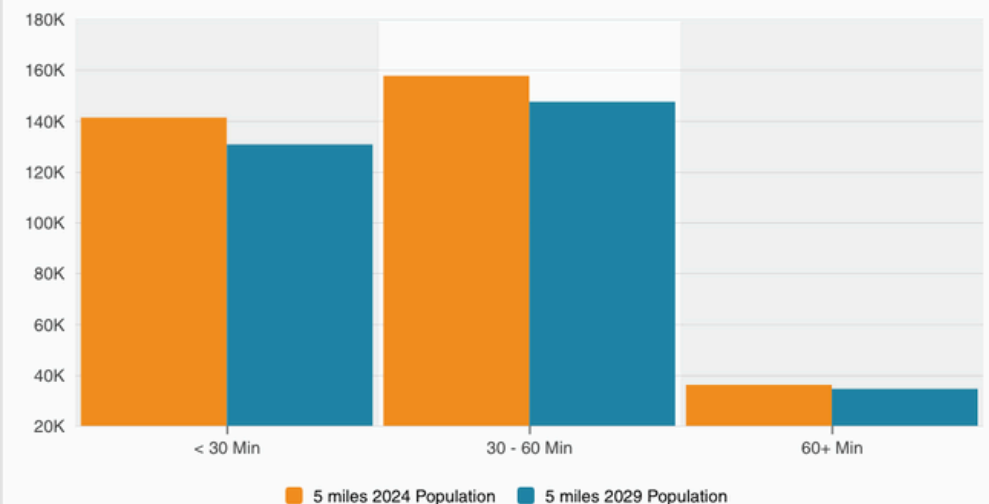
Annual Population Growth



Educational Attainment



Population Travel To Work





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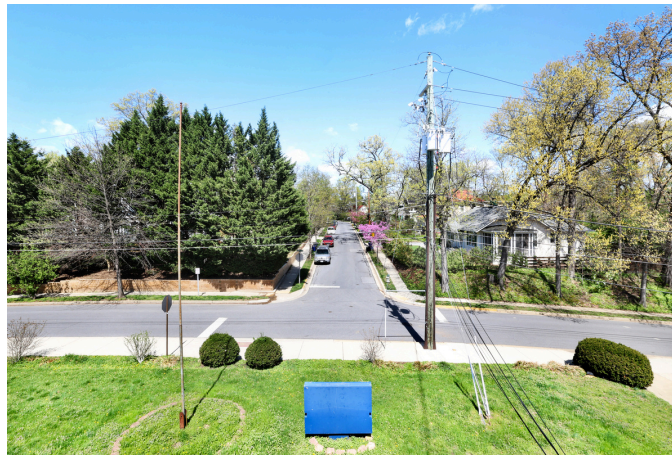


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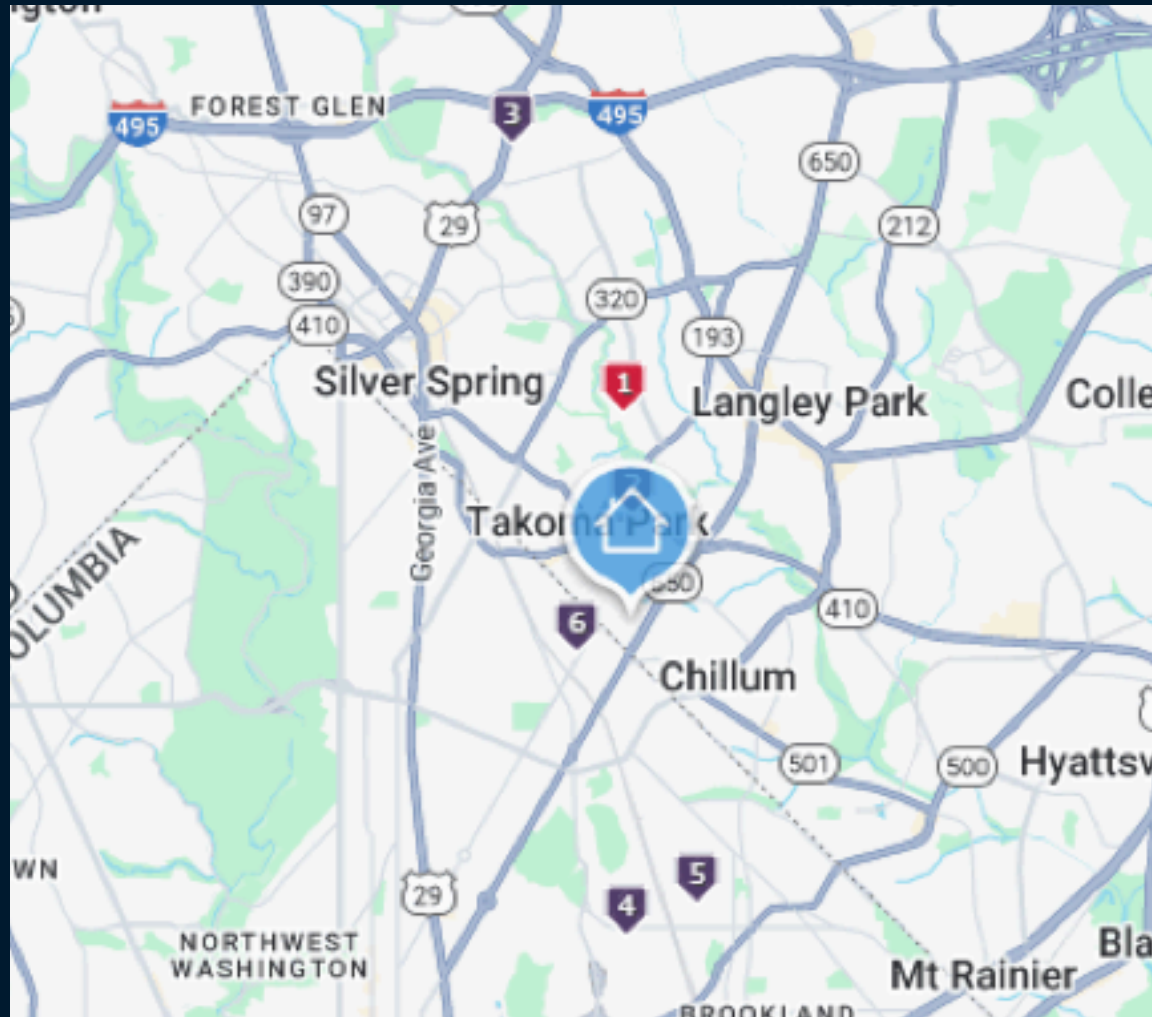
117 ELM AVE, TAKOMA PARK, MD





# SALES COMPS

117 ELM AVE, TAKOMA PARK, MD



1. 322 Ethan Allen Ave, Takoma Park
3. 9525 Colesville Rd, Silver Spring
4. 4301 Harewood Rd NE, Washington DC
5. 4401 8<sup>th</sup> St NE, Washington DC
6. 6200 Kansas Ave NE, Washington DC



# SALES COMPS

117 ELM AVE, TAKOMA PARK, MD

Sales Comparable	Sold Price	Lot Size	Price Per Acre	Gross Building Area (SF)	Price Per Square Foot	Closed Date
117 Elm Ave Subject Property	\$12,500,000 On Market	2.82 acres	\$4,432,624/acre	37,620 SF	\$332/SF	On Market
6200 Kansas Ave NE	\$13,333,333	1.18 acres	\$11,299,434/acre	45,385 SF	\$293/SF	July 2021
4401 8 <sup>th</sup> St NE	\$18,145,879	1.13 acres	\$16,058,300/acre	41,500 SF	\$437/SF	Nov 2022
4301 Harewood Rd NE	\$22,500,000	2.15 acres	\$10,465,116/acre	49,952 SF	\$450/SF	Sept 2022
9525 Colesville Rd	\$6,250,000	1.55 acres	\$4,032,258/acre	29,715 SF	\$210/SF	Dec 2024
322 Ethan Allen Ave	\$2,300,000	0.89 acres	\$2,584,269/acre	6,076 SF	\$378/SF	On Market
Average of Comps Only	\$12,505,842		\$8,887,875/acre		\$353.60/SF	
Difference of Subject Property	+\$5,842		(\$4,455,251/acre)		(\$23.60/SF)	

# SALES COMPS

117 ELM AVE, TAKOMA PARK, MD

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6200 KANSAS AVE



4401 8<sup>TH</sup> ST NE



9525 COLESVILLE RD



4301 HAREWOOD RD NE



322 ETHAN ALLEN AVE



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MJ FRAZIER  
MARYLAND LICENSE # 5020937

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real LUXURY

RAZR Group of REAL Broker LLC  
1765 Greensboro Station Pl #900, McLean, VA 22102  
855-450-0442 office  
571-263-4154 cell - MJ  
mj@razr.group  
<https://razr.group>