



## 6-Unit Apartment Building

1701 E St NE, Washington, DC 20002

**BERKSHIRE  
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HOMESERVICES



**Peter Grimm**

Berkshire Hathaway PenFed Realty  
705 N Carolina Ave SE, Washington, DC 20003  
[peter.grimm@penfedrealty.com](mailto:peter.grimm@penfedrealty.com)  
(202) 608-1880



## 6-Unit Apartment Building

\$3,425,000

Submit Your LOI Today! RARE SIX UNIT (ALL 3 BEDROOMS) AT COMPETITIVE CAP RATE - NOW PRICED \$100K UNDER APPRAISED VALUE. Rarely available turn-key 6-Unit 8000 SF Building on Corner Lot with Parking and Strong Cash-flow. Total annual income just over \$291K (\$24K + monthly), average unit income just over \$4049 / month, utilities currently included. Each separately metered unit has an independent circuit panel, CAC, HWH, Laundry and Parking. Relatively new construction (2008) with more recent updates, hardwood floors and double pane windows. Located in the popular Rosedale neighborhood of Capitol Hill along the bustling H Street and Benning Road development corridors. Walk to Rosedale Recreation Center, Pool and Library, Safeway, CVS, Ross, with many shopping and dining options nearby. Bus Lines and Trolley to Locations...

- Corner Property
- 6 - 3 Bedroom Units
- Walkable Location
- Off-street Parking



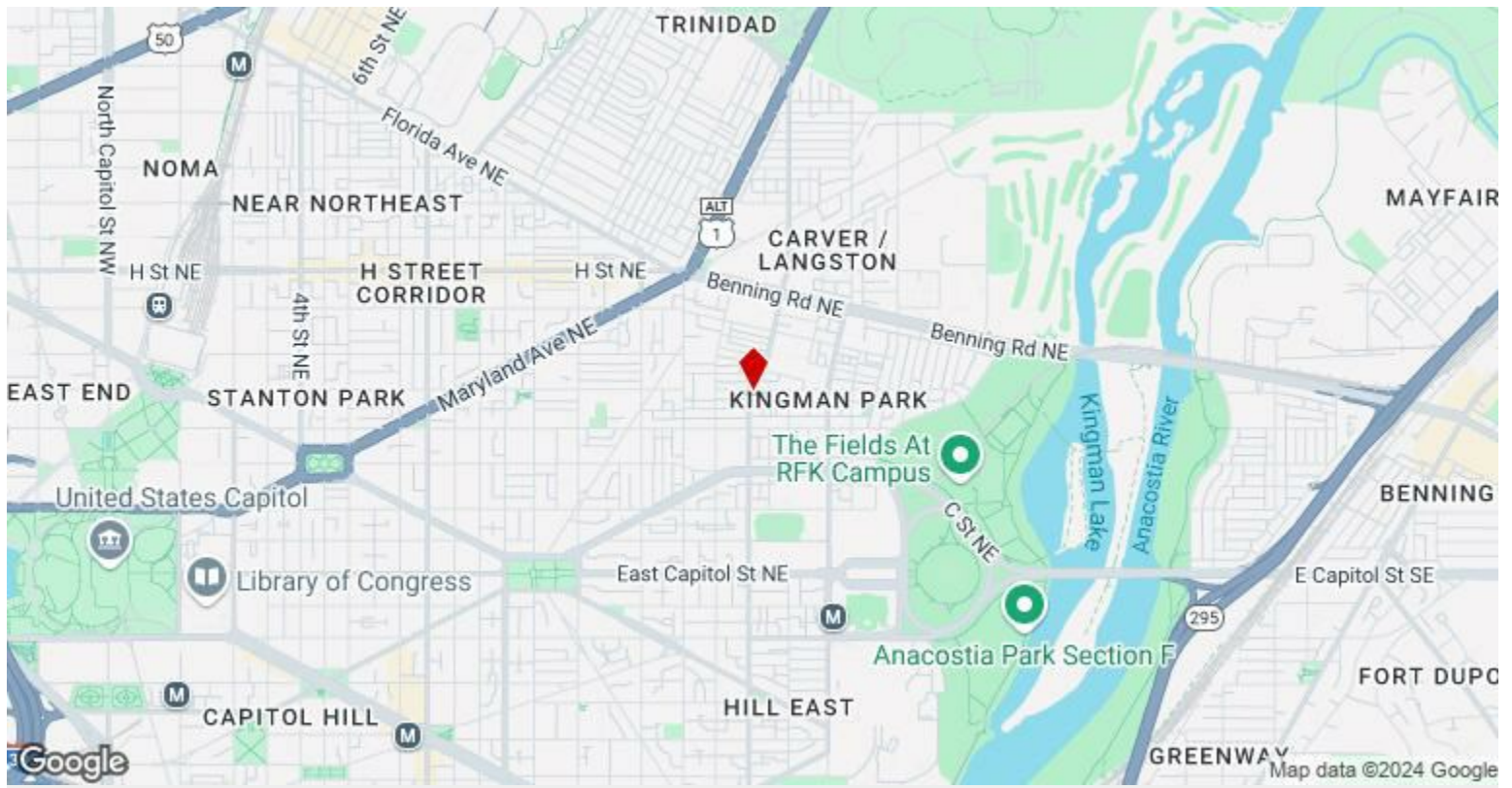
Price:	\$3,425,000
No. Units:	6
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.54%
Lot Size:	4,111 SF
Gross Building Area:	8,088 SF
No. Stories:	3
Year Built:	2008
Parking Ratio:	0.74/1,000 SF
Zoning Description:	RF-1
APN / Parcel ID:	4546-0139

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## Unit/Room Mix Information

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Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+1	3	\$4,049	1,300
3+2	3	\$4,049	1,300

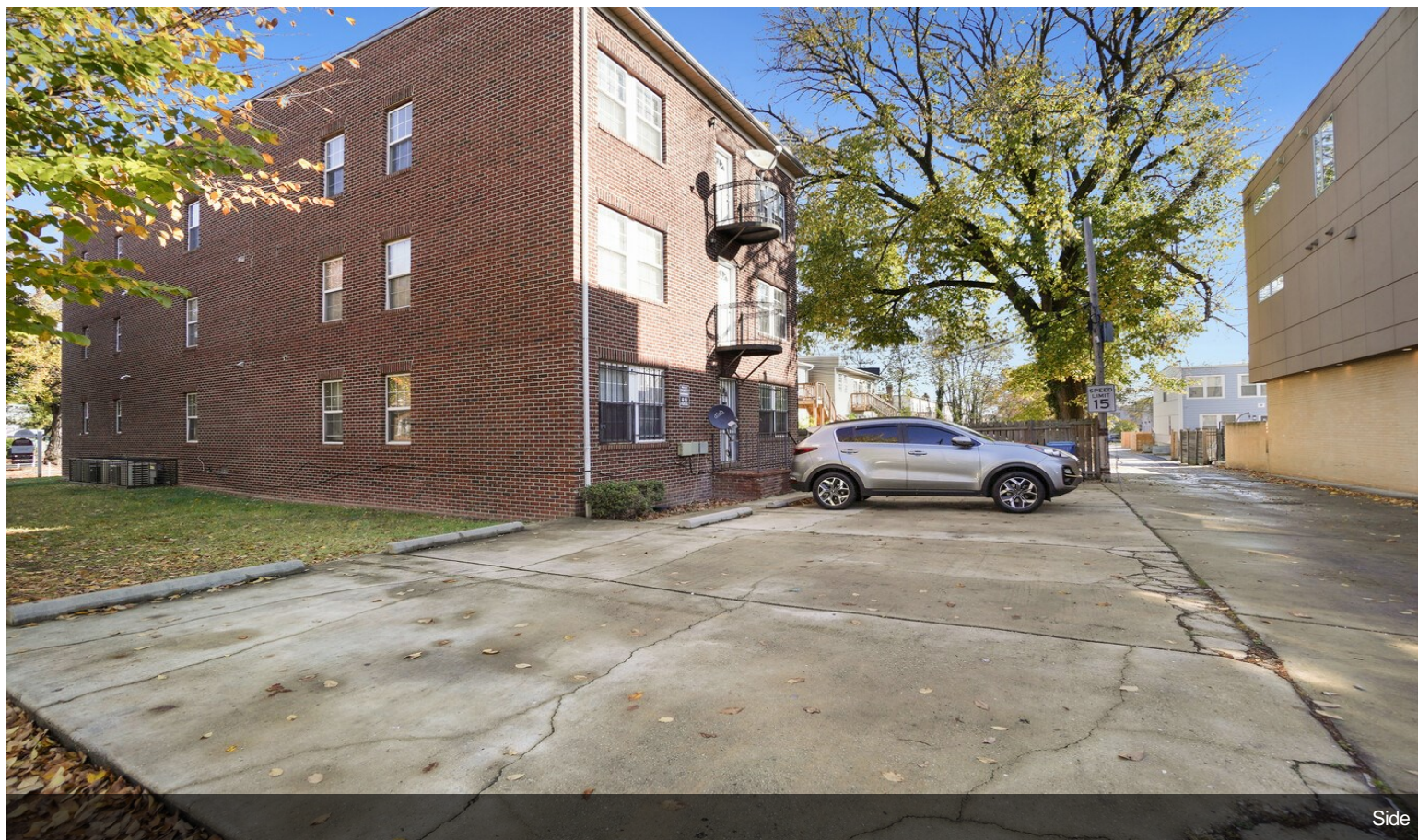


1701 E St NE, Washington, DC 20002

# Property Photos



Rear



Side

# Property Photos



1701 E St NE



Side

# Property Photos



Rear Balconies & Parking



1701 E St NE Entry

# Property Photos



6-Units



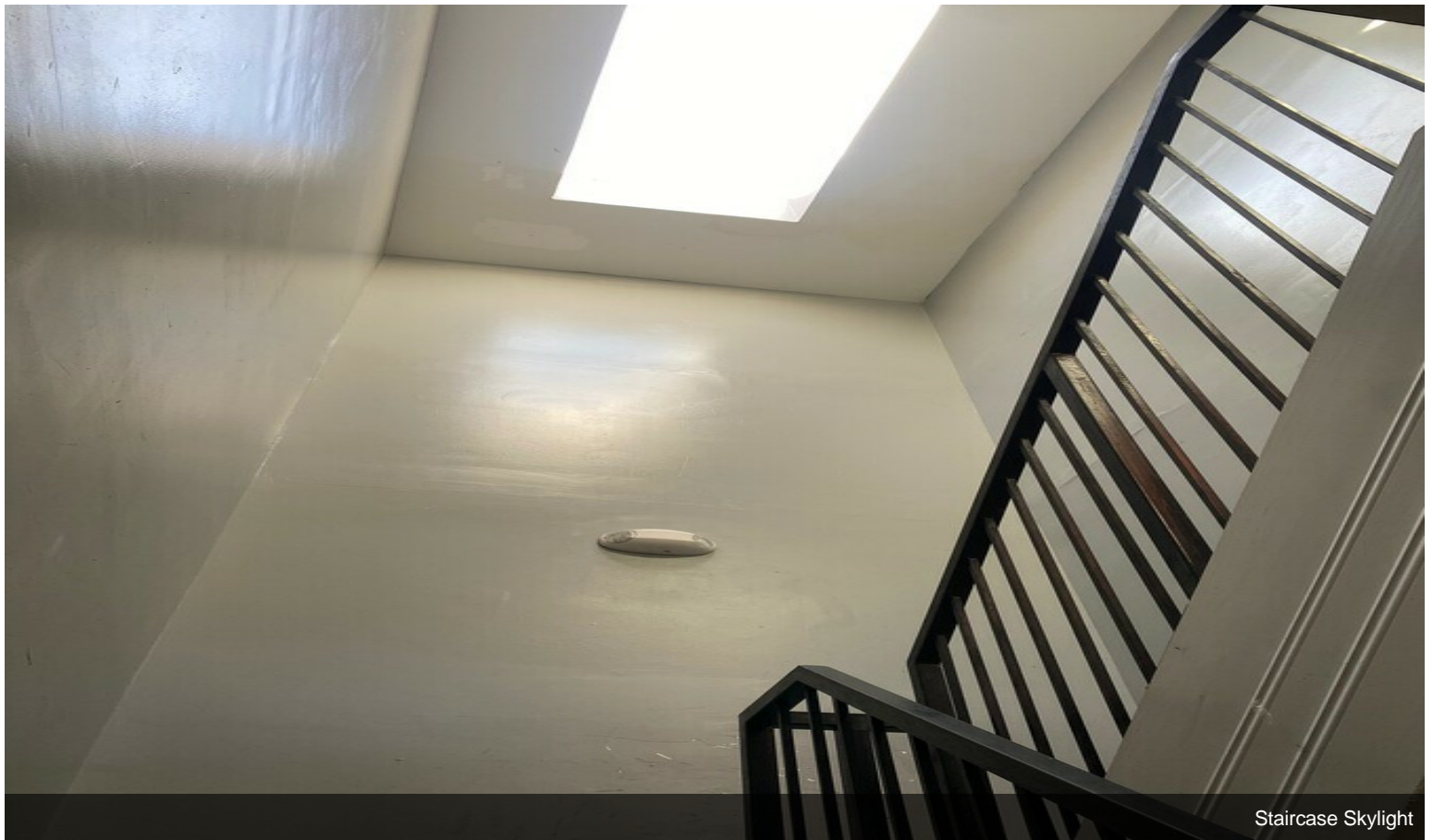
Residential Entry



# Property Photos

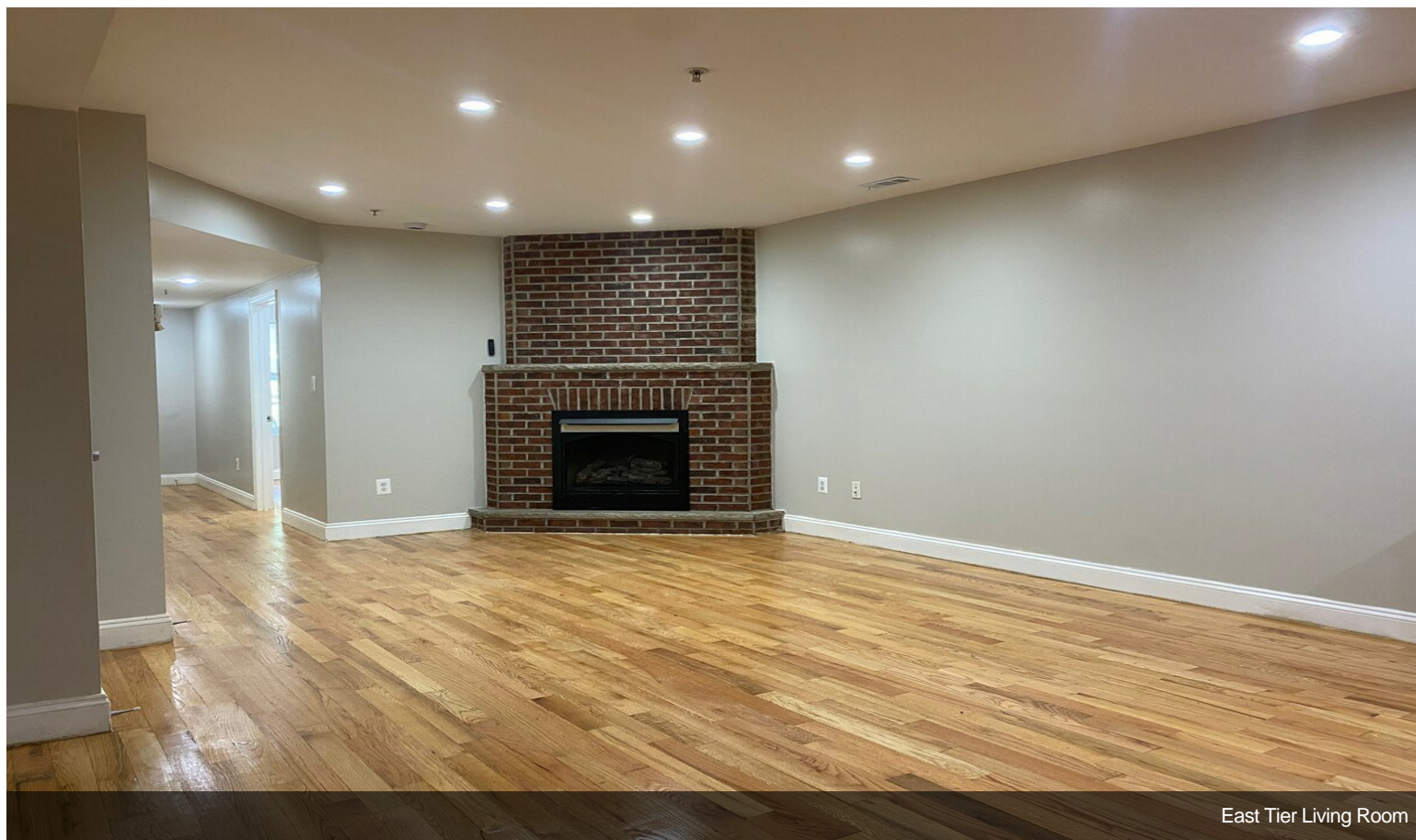


Interior 3-Level Staircase



Staircase Skylight

# Property Photos



East Tier Living Room



East Tier Kitchen

# Property Photos



East Tier Bathroom #1

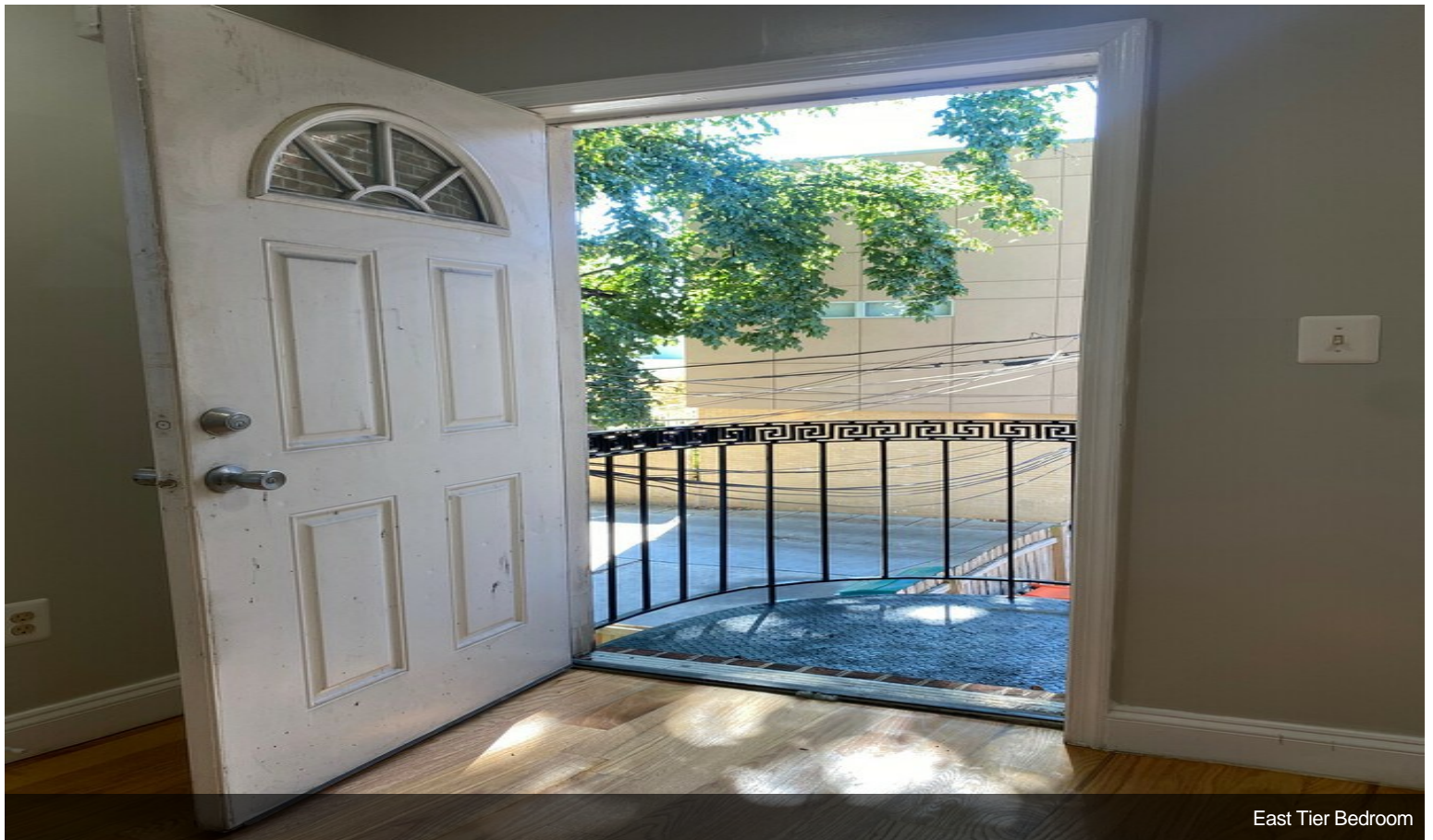


East Tier Bedroom

# Property Photos



East Tier Bedroom

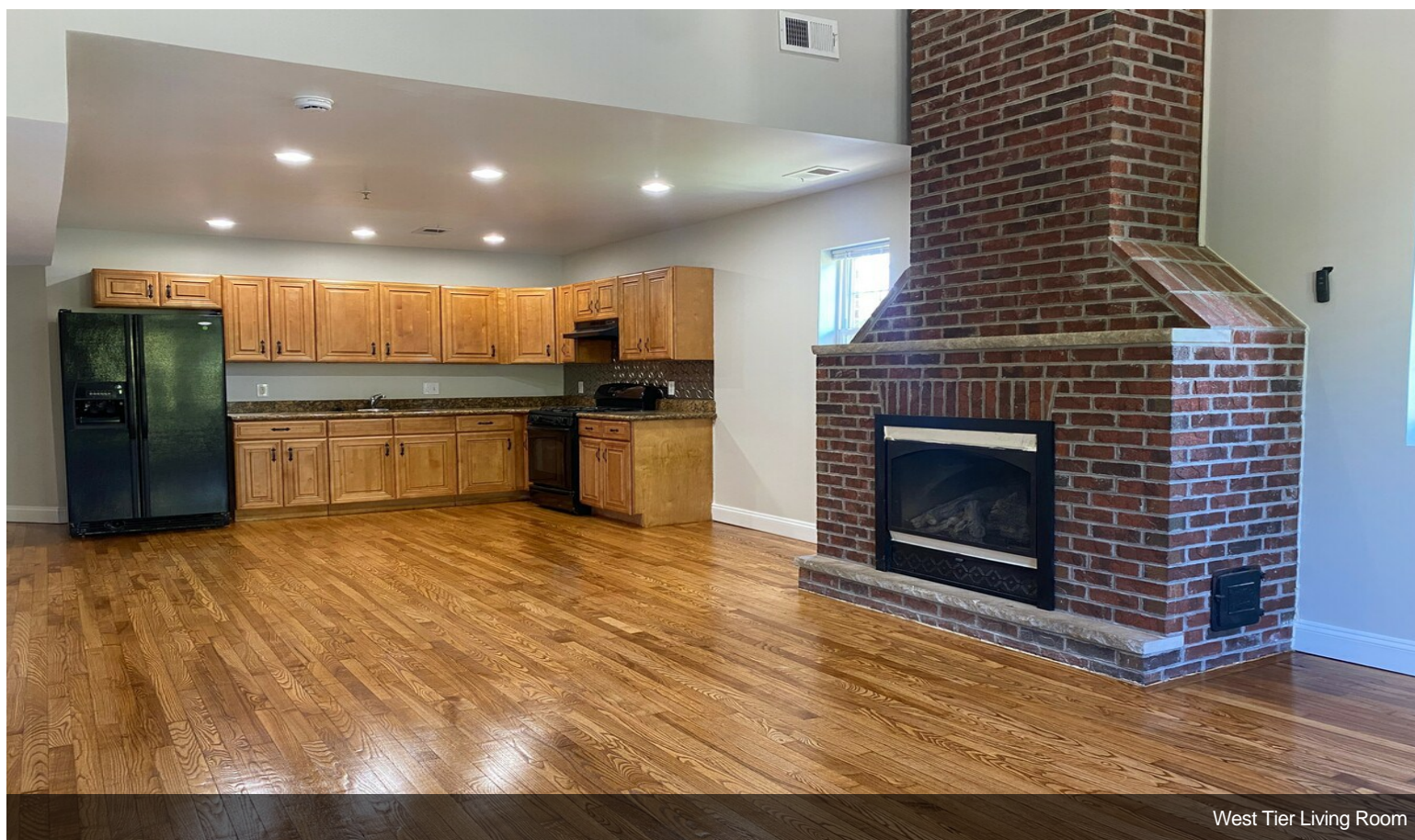


East Tier Bedroom

# Property Photos

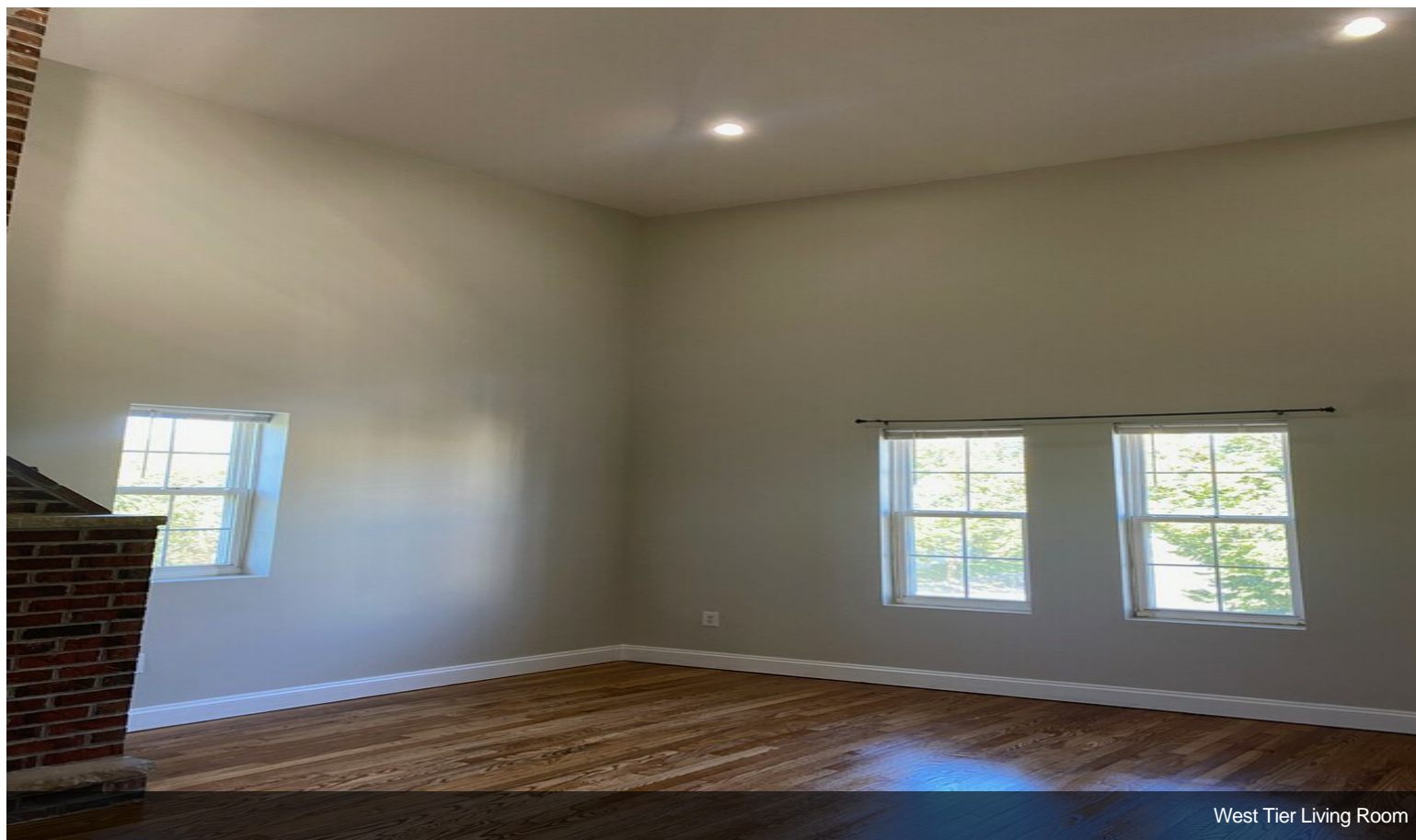


West Tier Entry



West Tier Living Room

# Property Photos



West Tier Living Room



West Tier Bathroom #1

# Property Photos



West Tier Primary Bedroom



West Tier Bathroom #2

# Property Photos



West Tier Bedroom



Rear



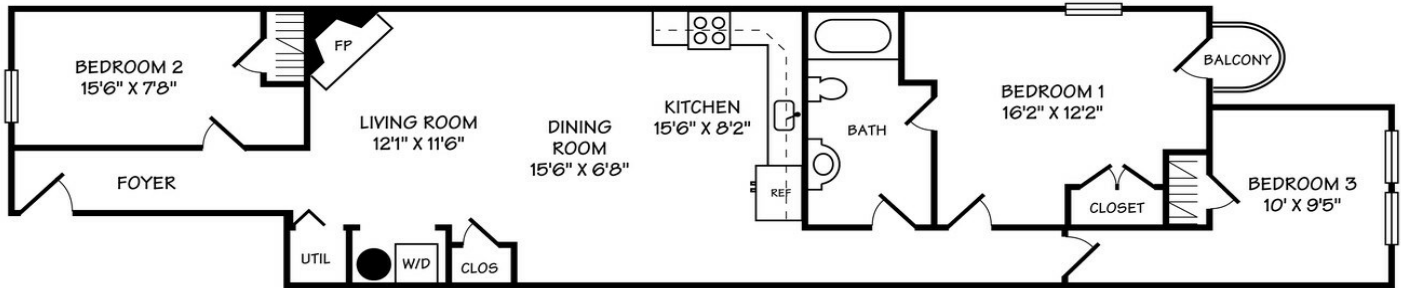
# Property Photos

1701 E STREET NE, UNIT 3, WASHINGTON, DC

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**UNIT 3**  
8'4" CEILING



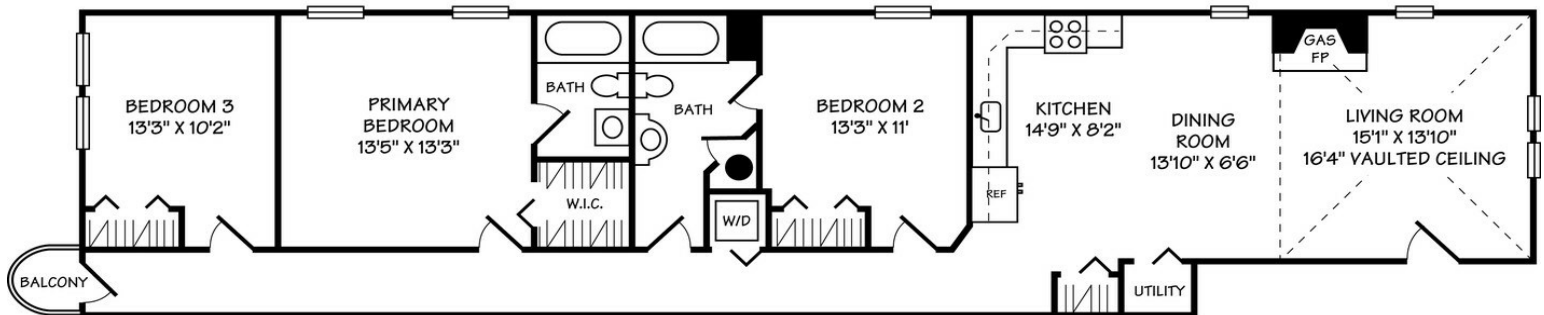
E Street NE 1701 East Tier

1701 E STREET NE, UNIT 6, WASHINGTON, DC

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**UNIT 6**  
8'3" CEILING



E Street NE 1701 West Tier