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VIRGINIA MARYLAND WASHINGTON D.C.

Kevin Shin

President / Licensed MD, DC, VA

Direct. 703-395-3123

KShin@FortuneRealtyAdvisors.com



1117 10th Street NW | Washington DC 20001

Cafe/Retail building in a prominent location NW
1,663 SF Retail Condo



OFFERING MEMORANDUM

Investment Overview

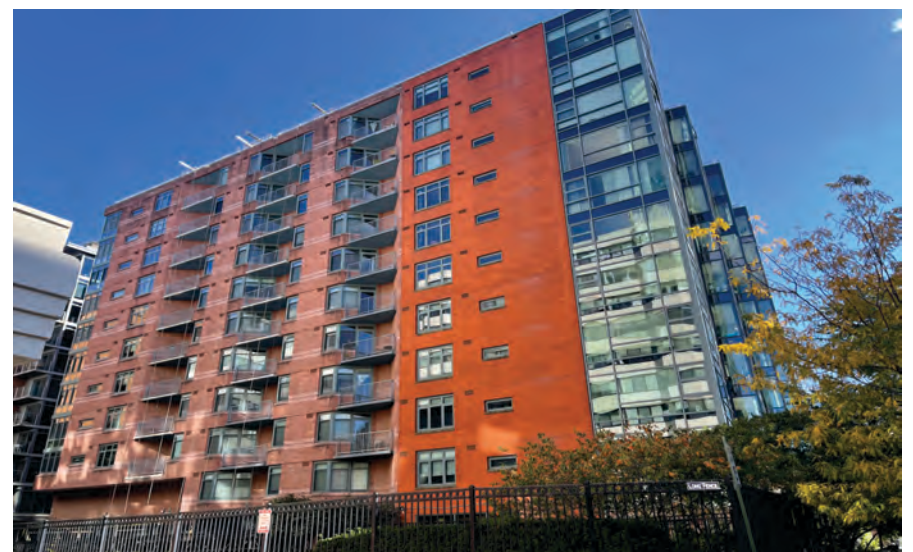
1117 10th Street NW | Washington DC 20001



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Investment Highlights

1117 10th Street NW offers a commercial store front on the ground floor, approx 1,663 square feet of space. Rare opportunity to acquire a cafe/retail building in a prominent location, only two blocks from 9th street Metro and Walter Washington convention center.



Financial Aummary

1117 10th Street NW | Washington DC 20001



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OFFERING / FINANCIAL SUMMARY

Offering Price	\$1,500,000
Property Type	Retail condo
Leasable SF	1,663 SF

INCOME

Annual Rent	\$106,629
Real Estate Tax	\$21,432
Condo Fee (Included Water)	\$4,800



Executive Summary

1117 10th Street NW | Washington DC 20001



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Heavy daytime foot traffic walking to
Red Line Metro Strong visibility adjacent to
10th Street to Massachusetts corridor area
Outdoor patio area available
Overlooking the 10th street community park

Do not miss the chance to secure a prime
piece of real estate in MT Vernon Square.

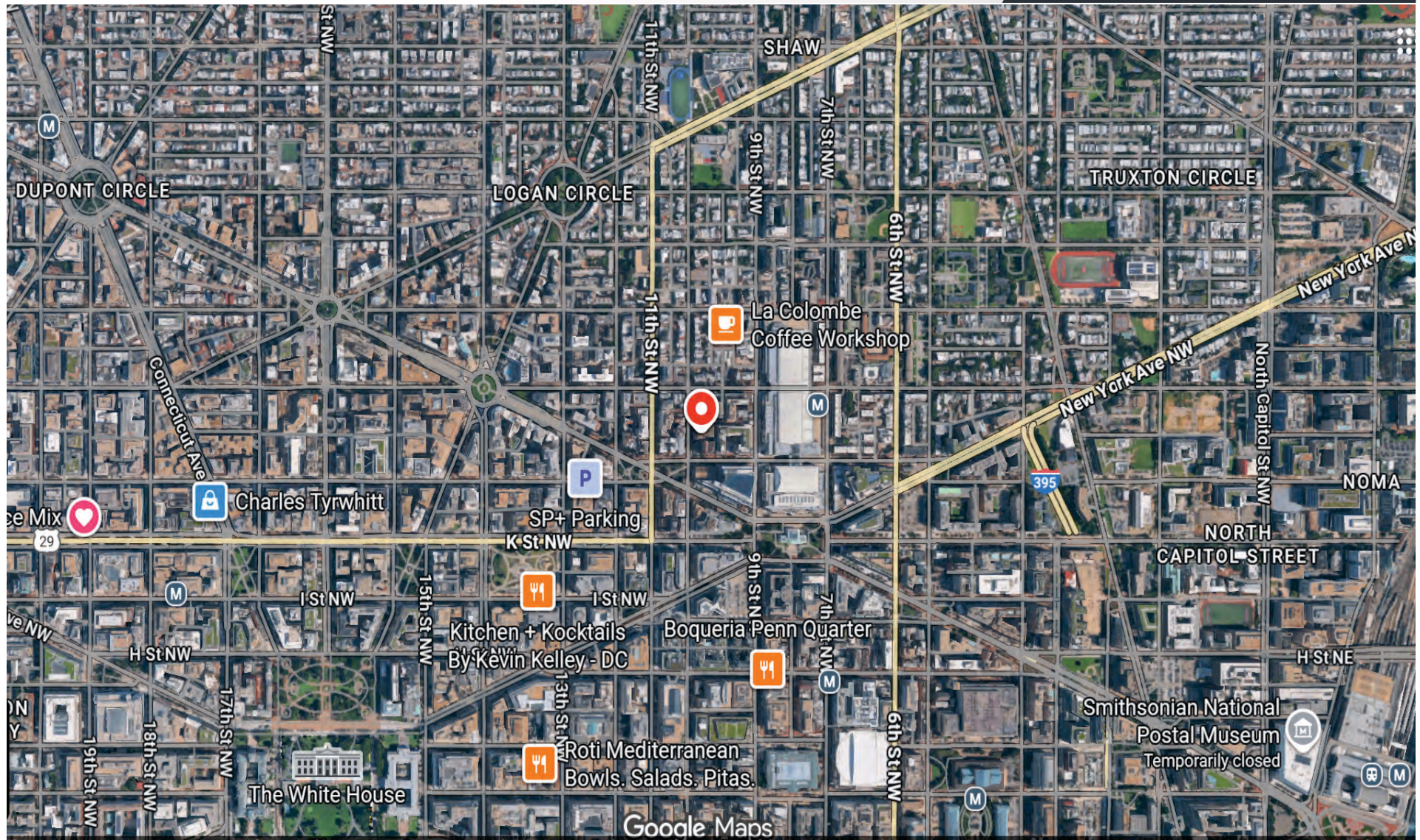


Location Overview

1117 10th Street NW | Washington DC 20001



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Company Overview

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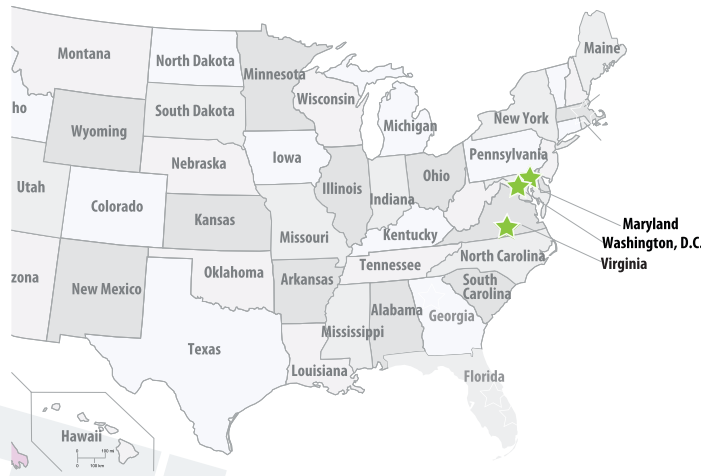
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Fortune Realty Advisors was founded on principle to assist our clients with level of service that is second to none no matter the size of the transaction. There is a big portion of underserved investors, property owners, and business owners who are not given the level of service they deserve by the larger commercial real estate firms. Simply because their transactions are not large enough. Whether transaction size is \$100 or \$100M, our clients will be given the same level of attention and service they deserve.

Kevin Shin is the President of Fortune Realty Advisors, exclusively contracted by Fairfax Realty. His expertise is in disposition and acquisition of Business Properties and single tenant properties. Kevin started his career as a retail specialist with Marcus and Millichap, had experience as a shopping center owner and as a restaurant owner/operator. Born and raised in Seoul, Korea, familiar with the Asian cultures, traditions and the regions. He utilizes his bicultural skills and he has ability to engage Asian/American relations through facilitating cross-cultural commercial real estate transaction in VA, MD and Washington D.C. markets.



"I asked myself is this how I'd like to be treated if I was a client? I fight for my clients, I don't sit behind a desk. Every day, I am out hitting the pavement, talking with tenants, landlords, business owners and gathering market knowledge."

CONTACT A BROKER



Kevin Shin

Licensed DC, MD, VA
Sales & Acquisitions

 **703.395.3123**


 kshin@fortunerealtyadvisors.com



Michelle Shin

Licensed VA
Sales & Acquisitions

 **571.243.5797**

 mshin@fortunerealtyadvisors.com