



WKW COMMERCIAL

**FOR SALE \$550,000**

4-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY



**NEARLY 2,800 SF, THIS BUILDING OFFERS:**

- Building has already been gutted, 2,508 sf above ground plus
- 258 sf below ground, houses utilities, and may allow for income-producing amenities
- Building has already been gutted

**BUILDING LAYOUT OFFERS:**

- 2 ground-level entrances
- 1 entrance to reach two upper-level units, and
- 1 exterior entrance to a lower-level basement.

**THE BUILDING SITS ON A SPACIOUS LOT:**

- May be suitable for outdoor amenities. Use your imagination.
- Lot Size: 0.11a / 4856sf / Estimated
- Zoning: R-2
- Taxes: \$25,396



WAYNE K. WILLIAMS, JR.



**Contact Us Now for More Information**

[Wayne@WKWCommercial.com](mailto:Wayne@WKWCommercial.com)

**202-550-5709**

**BENNETT REALTY SOLUTIONS | 301-459-5040**

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w/ Approved Plans for Four 2 BR/1 BA Units, Purchaser May

1. Transform Building to An Income Producing Property
2. Develop as a Condo Conversion
3. Renovate the Building, Live in 1 unit, & Rent out the Other Units for income



4962 Benning Rd SE - 1st Main Level Unit



4966 Benning Rd SE - 2nd Main Level Unit



4964 A Benning Rd SE - A 2nd Level Main Unit

Windows on two sides of each unit allows sunlight to flood the space.

Construction Materials Convey

Each unit is a blank canvas ready for your vision, or execute the already approved plans



4964 B Benning Rd SE - A 2nd Level Main Unit



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