



DMVREA.COM

222 Upshur St NW, Washington, DC 20011

APN: 3316 0076 | Zoning: MU-3A | ~3,500 SF



**Exclusively Offered at \$875,000**

DAVID ADEBAYO | 301.603.3606 | DAVID@DMVREA.COM

DC - Commercial Office and Multifamily Property

**3,500 SF in Washington**



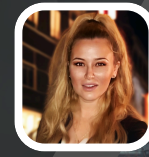
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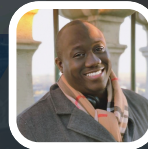
Dr. Eric Adebayo,  
**Lead Analyst**



Andrew Auger,  
**Client Relations**



Andrea Weese,  
**Property Manager**



Richard Adjou,  
**Real Estate Agent,**  
Director of Property  
Management



Marina Gitas, CPA  
**Real Estate Agent,**  
Investment Valuations

## Plan. Execute. Win.

Over 50 years combined experience in selling, leasing and managing real estate in the DC, MD, and VA markets.

## We Like to Win

At DMV Real Estate Advisors we take pride in our commitment to our clients.

Our focus is planning and executing investment real estate acquisition schedules for investors looking to grow their portfolio holdings as well as creating and executing **comprehensive plans** for the **sale, reinvestment and management of cash flowing assets**. Our target demographic includes investment minded individuals and businesses looking at growth opportunities and strategies for their portfolio.

We provide market insight, purchase opportunities, research data and purchase strategies for all different types of investors in order to inspire confidence and set **real** goals per market for our clients.

We have over 50 years of combined experience as well as unique and powerful connections in the DC market to deliver exceptional results for you and your team.

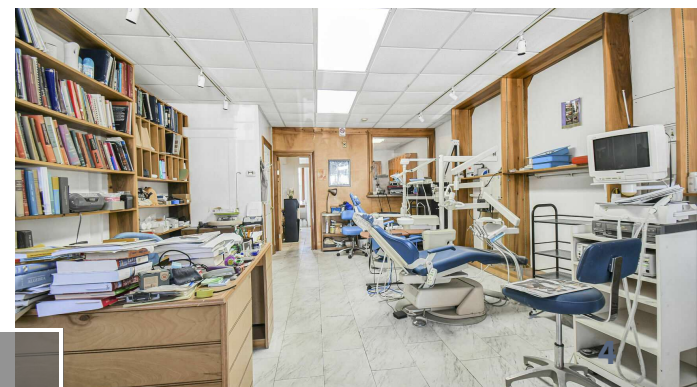
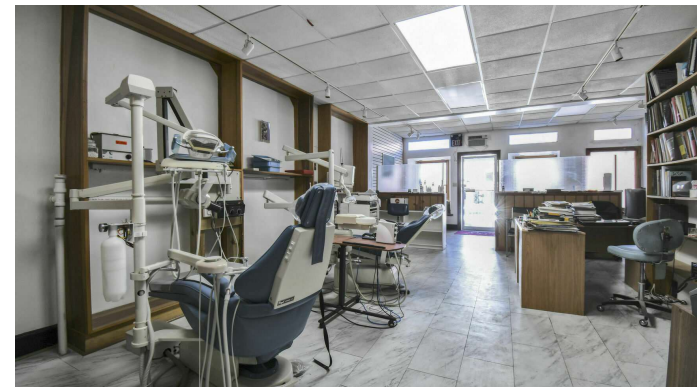
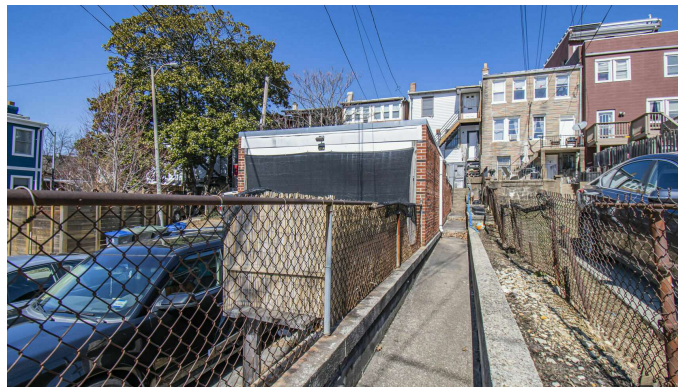
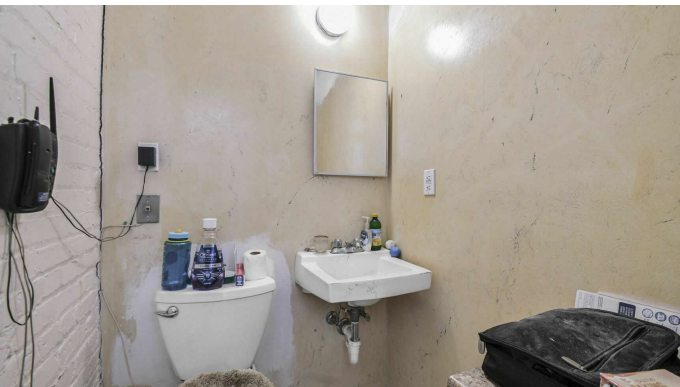
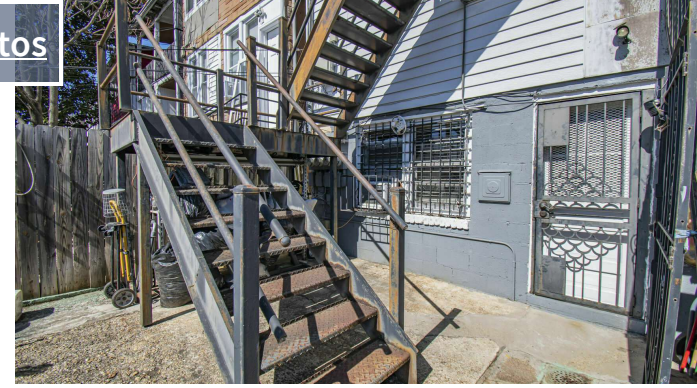
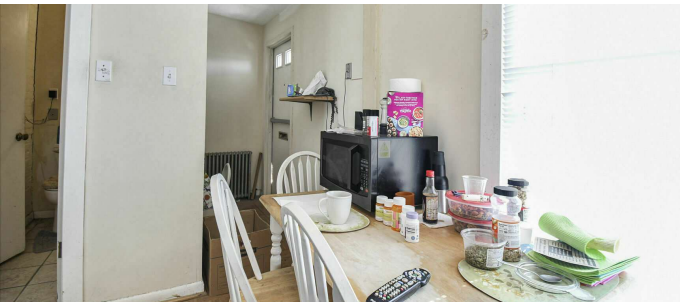
Buying, selling and managing real estate assets in our market has its nuance and we aim to educate on that nuance. We work with investors to educate, plan and win inside of our market.



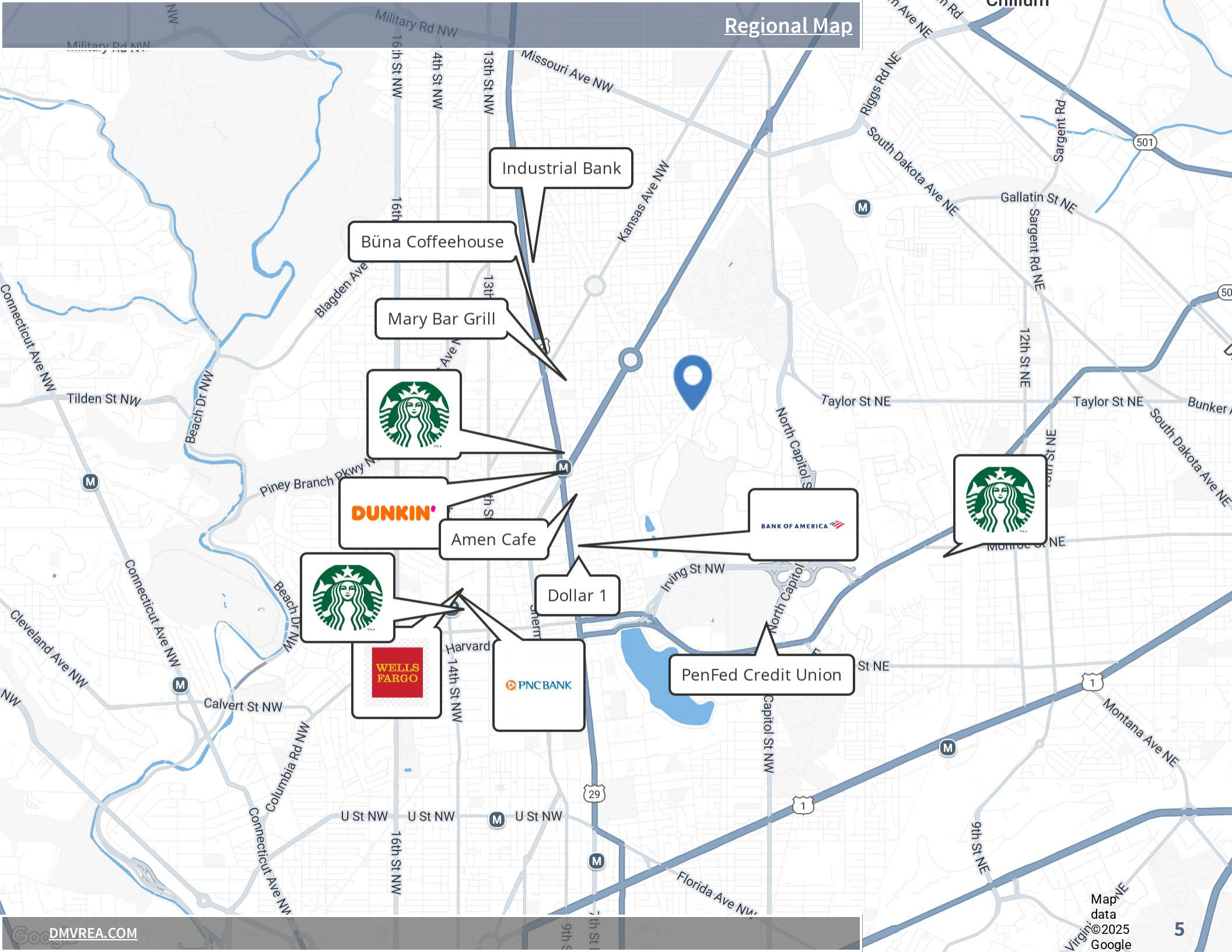
### LOCATION DESCRIPTION

Great investment opportunity with over 3500 sqft of mixed use space. This is a commercial/residential space with 2 levels and lower level. Direct street access. Detached garage/unit in the back with additional parking. Monthly lease at \$3,200+ Call today to see this money making opportunity. Commercial space previously used as a Dentist's office on the main floor. Efficiency unit on second floor. Two Bedroom unit in basement. One bedroom unit in detached garage. Bring ALL offers!

Additional Photos



# Regional Map



Industrial Bank

Büna Coffeehouse

Mary Bar Grill



Amen Cafe

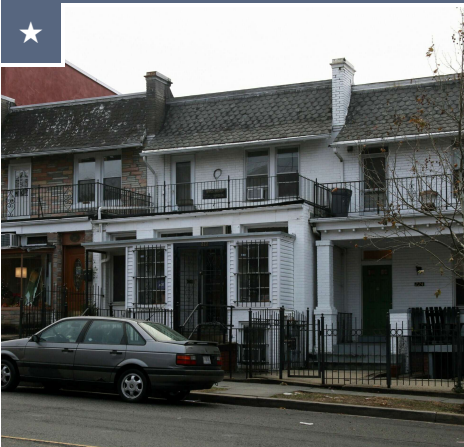


Dollar 1



PenFed Credit Union

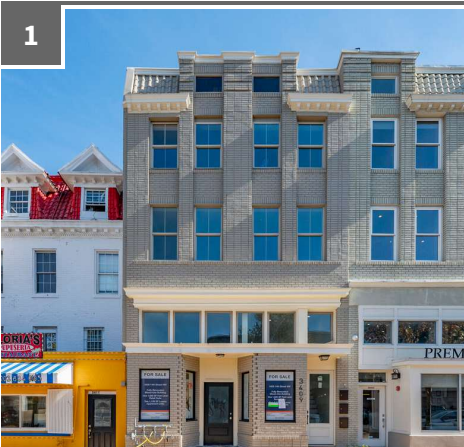




**222 UPSHUR ST NW**

222 Upshur St NW, Washington, DC 20011

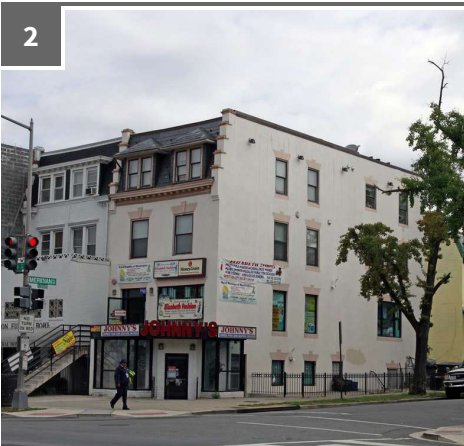
Price:	\$875,000	Bldg Size:	3,500 SF
Lot Size:	3,120 SF	No. Units:	4
Cap Rate:	N/A	Year Built:	1921



**3409 14TH ST. NW**

3409 14th St. NW, Washington DC, DC 20010

Price:	\$1,700,000	Bldg Size:	3,800 SF
Lot Size:	2,178 SF	Cap Rate:	N/A
Year Built:	1909		

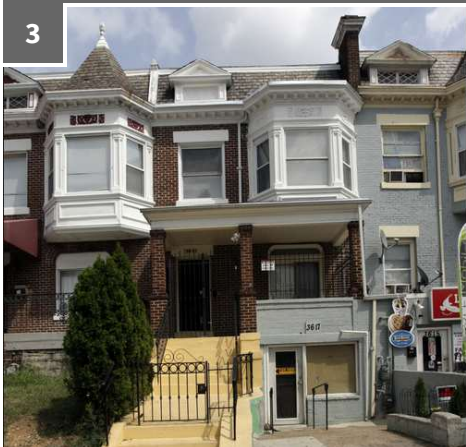


**3445 14TH ST. NW**

3445 14th St. NW, Washington DC, DC 20010

Price:	\$2,000,000	Bldg Size:	3,690 SF
Lot Size:	2,178 SF	Cap Rate:	N/A
Year Built:	1909		





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**3617 14TH ST. NW**

3617 14th St. NW, Washington DC, DC 20010

Price:	\$1,100,000	Bldg Size:	2,395 SF
Lot Size:	1,742 SF	Cap Rate:	N/A
Year Built:	1911		

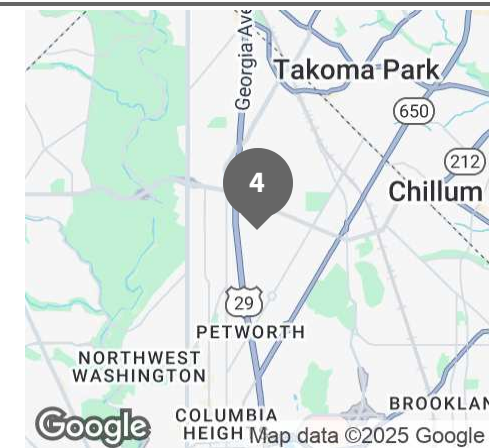


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**804 KENNEDY ST. NW**

804 Kennedy St. NW, Washington DC, DC 20011

Price:	\$650,000	Bldg Size:	2,894 SF
Lot Size:	2,178 SF	Cap Rate:	N/A
Year Built:	1912		



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**3541 14TH ST. NW**

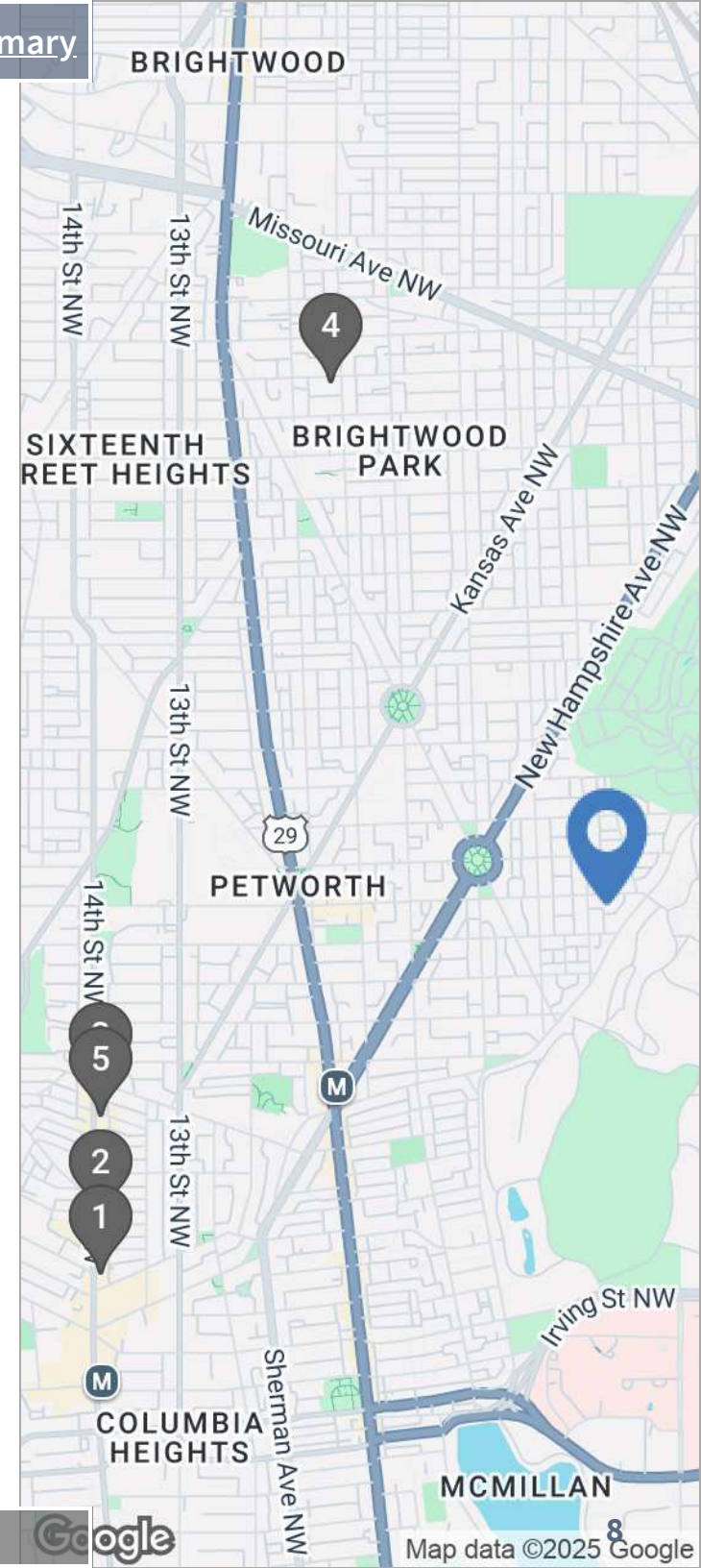
3541 14th St. NW, Washington DC, DC 20010

Price:	\$1,100,000	Bldg Size:	3,068 SF
Lot Size:	871 SF	Cap Rate:	N/A
Year Built:	1910		



# Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	<b>222 Upshur St NW</b> 222 Upshur St NW Washington, DC	\$875,000	3,500 SF	3,120 SF	4
1	<b>3409 14th St. NW</b> 3409 14th St. NW Washington DC, DC	\$1,700,000	3,800 SF	2,178 SF	-
2	<b>3445 14th St. NW</b> 3445 14th St. NW Washington DC, DC	\$2,000,000	3,690 SF	2,178 SF	-
3	<b>3617 14th St. NW</b> 3617 14th St. NW Washington DC, DC	\$1,100,000	2,395 SF	1,742 SF	-
4	<b>804 Kennedy St. NW</b> 804 Kennedy St. NW Washington DC, DC	\$650,000	2,894 SF	2,178 SF	-
5	<b>3541 14th St. NW</b> 3541 14th St. NW Washington DC, DC	\$1,100,000	3,068 SF	871 SF	-
<b>AVERAGES</b>		<b>\$1,310,000</b>	<b>3,169 SF</b>	<b>1,829 SF</b>	



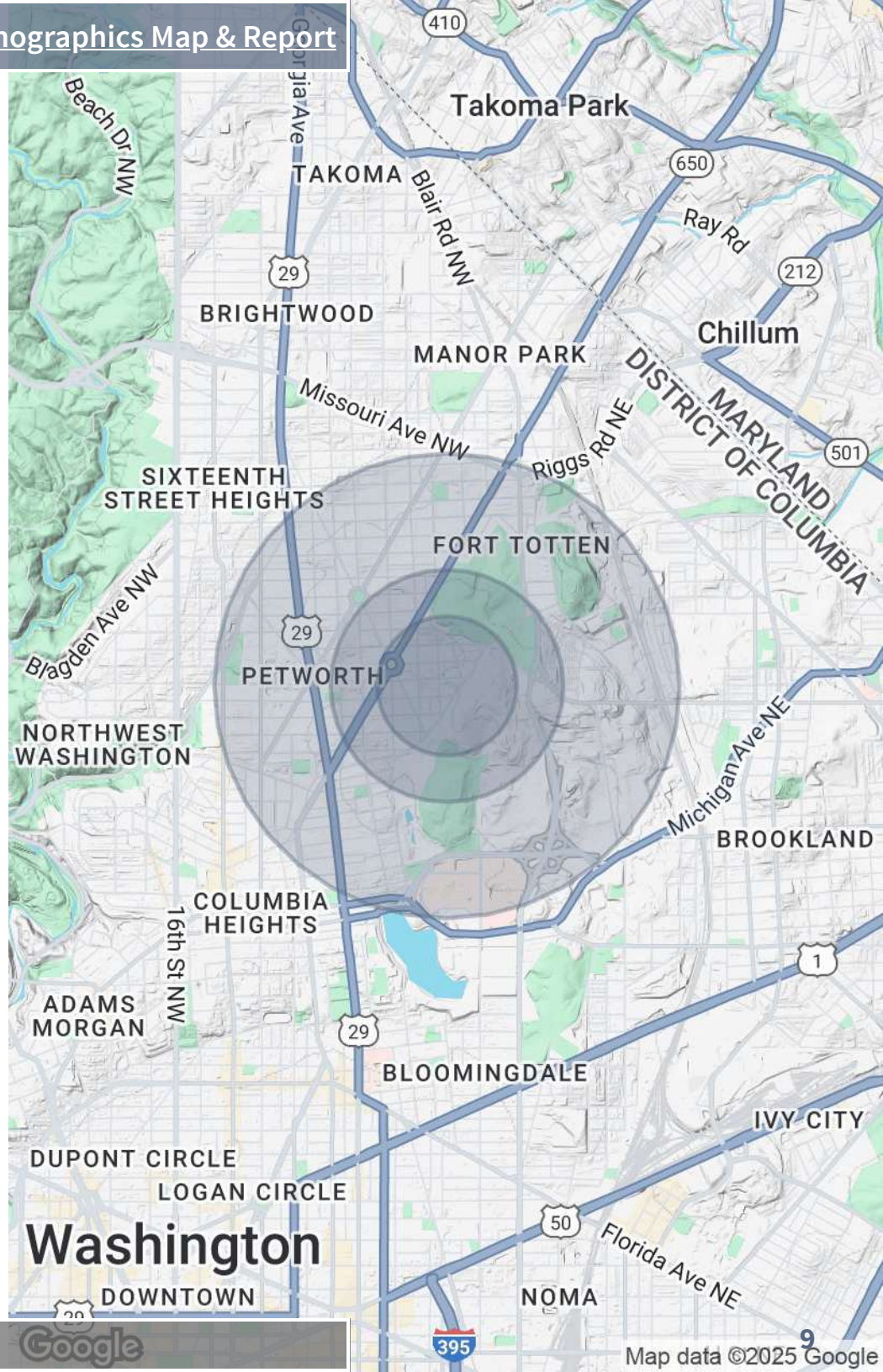
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,944	8,506	43,004
Average Age	44	40	38
Average Age (Male)	43	39	37
Average Age (Female)	43	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	918	3,008	15,896
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$140,546	\$160,345	\$160,442
Average House Value	\$726,816	\$842,738	\$773,407

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	15.4%	18.3%	24.5%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,122	3,163	12,777
% White	38.1%	37.2%	29.7%
Total Population - Black	1,150	3,206	17,376
% Black	39.1%	37.7%	40.4%
Total Population - Asian	101	296	1,445
% Asian	3.4%	3.5%	3.4%
Total Population - Hawaiian	1	4	36
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	16	66	437
% American Indian	0.5%	0.8%	1.0%
Total Population - Other	263	868	6,564
% Other	8.9%	10.2%	15.3%



# Disclaimer

DMV Real Estate Advisors has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property. An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion.

Ownership and broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed. The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.



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