



3917 4th Street SE

Washington, DC 20032

Investment Highlights

THE OPPORTUNITY

Rare opportunity to acquire a fully vacant nine-unit apartment building in the rapidly improving Congress Heights neighborhood, offering immediate execution of a value add or repositioning strategy.

HIGH VACANCY ASSET WITH IMMEDIATE VALUE ADD POTENTIAL

The property is highly vacant, creating an efficient platform for a new owner to execute renovations, redesign unit layouts, and implement operational improvements. In the District of Columbia, elevated vacancy materially improves execution certainty, shortens repositioning timelines, and reduces overall project risk.

IMPROVING INFRASTRUCTURE

Congress Heights is experiencing substantial public and private investment, with development plans calling for more than one thousand residential units and approximately one million square feet of retail. Major projects underway include Congress Heights Town Center, St. Elizabeths East, Terrace Manor Redevelopment, and the Wheeler Renaissance.

SECURED OFF-STREET PARKING

The property includes secure six off-street parking spaces, a scarce amenity in the immediate area. This feature enhances resident convenience and supports stronger rent potential as the neighborhood continues to densify and mature.

Asset Snapshot

9
UNITS

6,500
LOT SIZE (SF)

\$1,510
AVERAGE MARKET RENT

22%
OCCUPANCY

1966
YEAR BUILT

Local Map



DEAL TEAM CONTACTS

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