

CAP Rate in 1 yr = 4.66%  
(10 Yr Average= 5.22%)



**SALE PRICE: \$4,295,000**

## PROPERTY OVERVIEW

### Property Address:

Intersection of Wisconsin Ave and M  
Streets Washington, DC 20007

### Property Size:

2,985 SF (Fully Renovated)

### Leased

Tenant: Brompton Bicycle

### Lease Terms

Leased for five years with a five-year option with 2.5% annual  
increases, starting May 2024 at \$200K/Yr  
(Tenant pays RE Taxes & Insurance)

## LOCATION HIGHLIGHTS

- Prime Georgetown location in the heart of Washington, D.C.
- High pedestrian traffic area
- Immediate access to shopping, restaurants, and luxury retail stores
- Excellent visibility at the intersection of Wisconsin Avenue and M Street

1214 Wisconsin Ave, N.W.  
Washington D.C. 20007



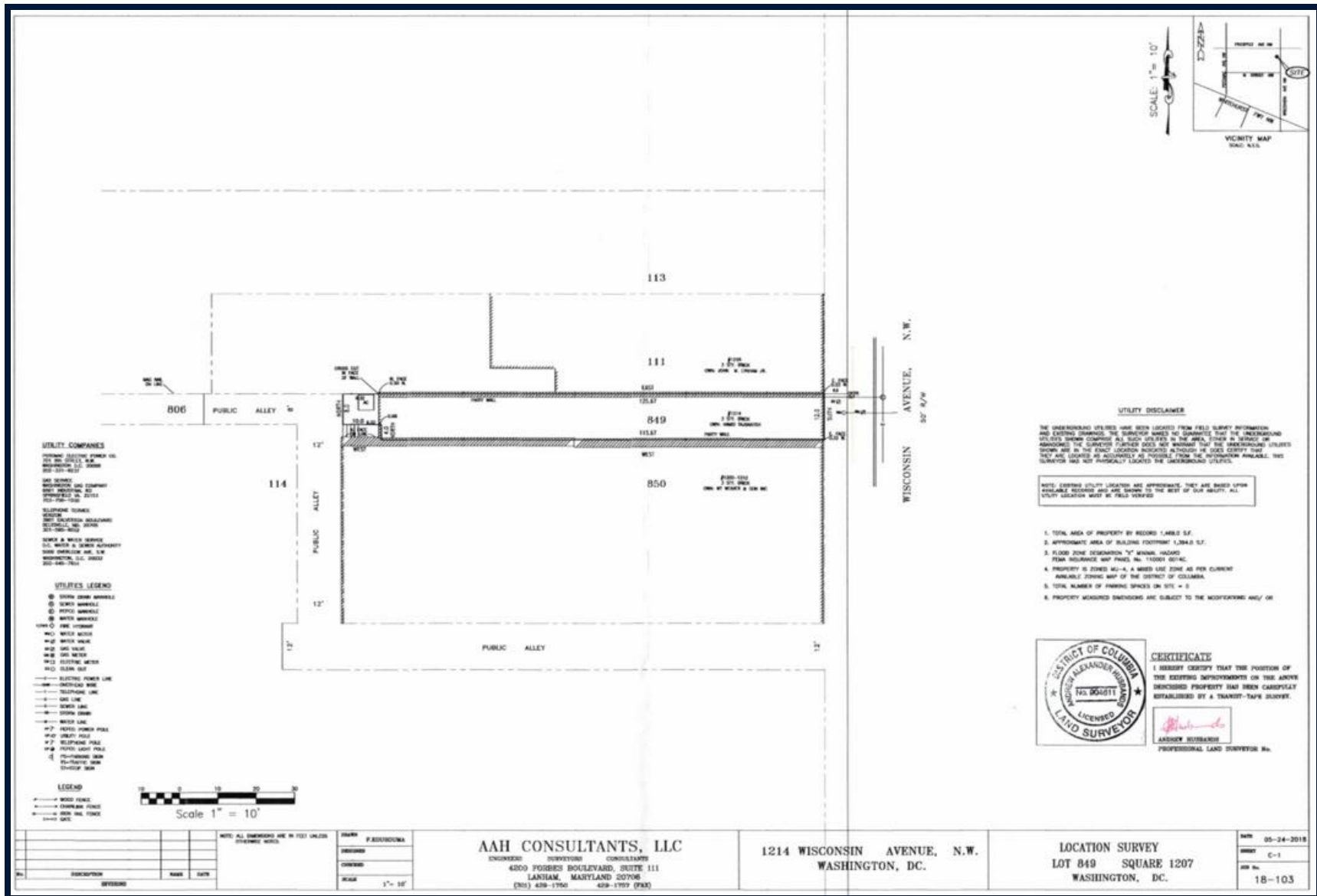
COLDWELL BANKER  
REALTY

## KEY FEATURES

- Fully renovated (2019) property with sprinkler system and modern finishes.
- Located in one of the most prestigious commercial districts in D.C.
- Long-term tenant with stable lease.
- Excellent access to public transportation and major roadways.

## INVESTMENT OPPORTUNITY

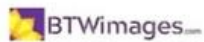
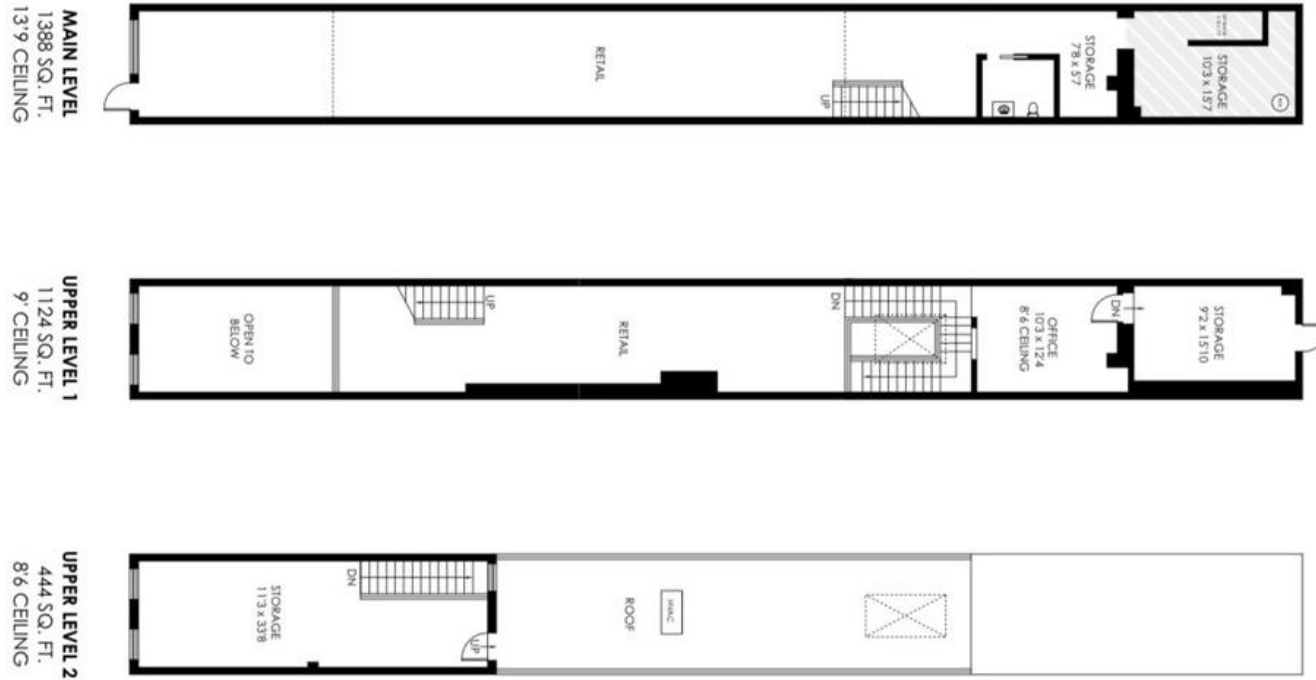
- This is a rare opportunity to invest in a fully renovated, high-traffic, commercial property in Georgetown, one of D.C.'s most sought-after neighborhoods.
- The property is leased to a stable, long-term tenant with annual rent increases, providing a secure income stream for the Investor.



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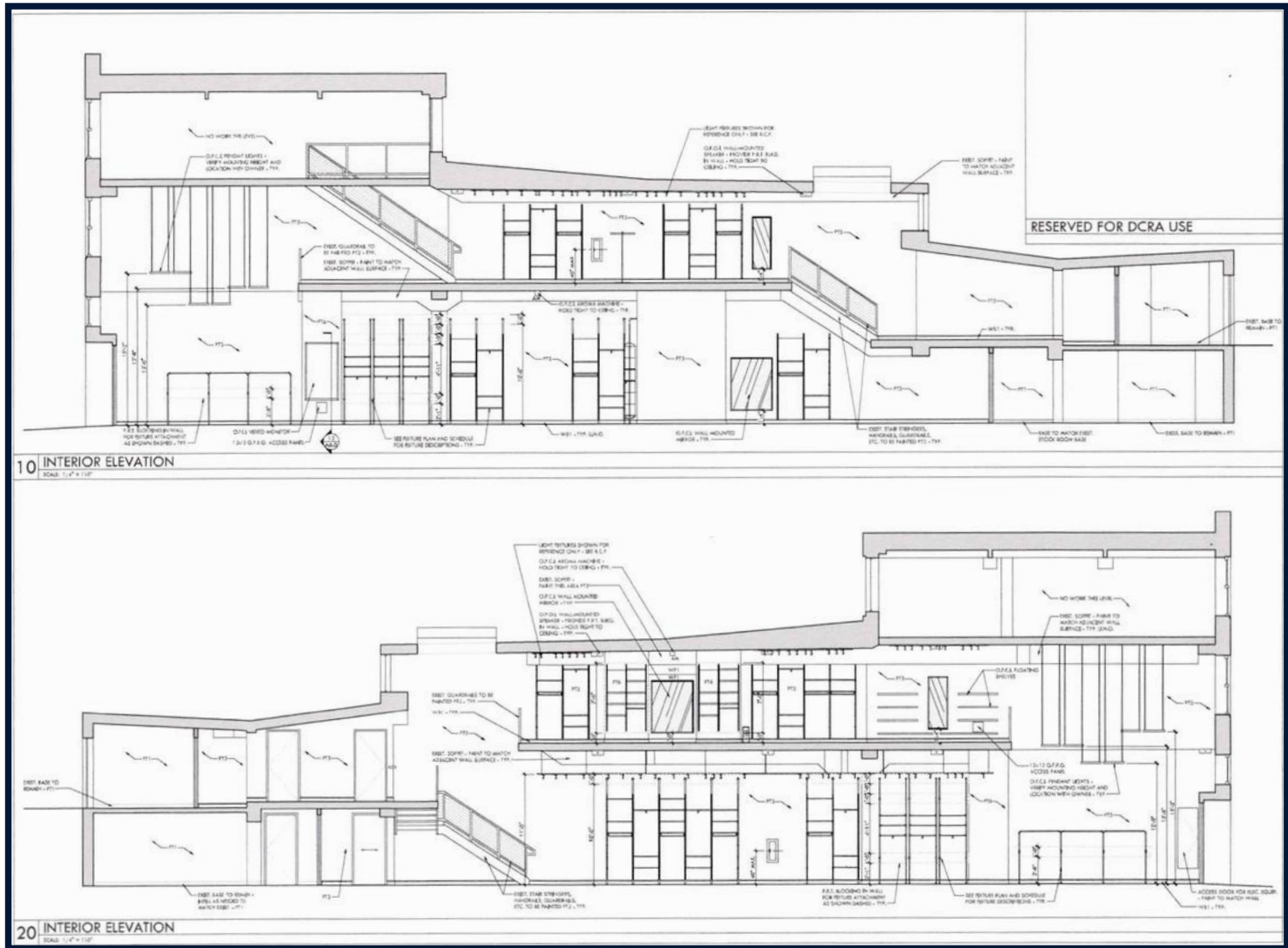
SITE PLAN

1214 WISCONSIN AVE NW  
WASHINGTON, DC 20007

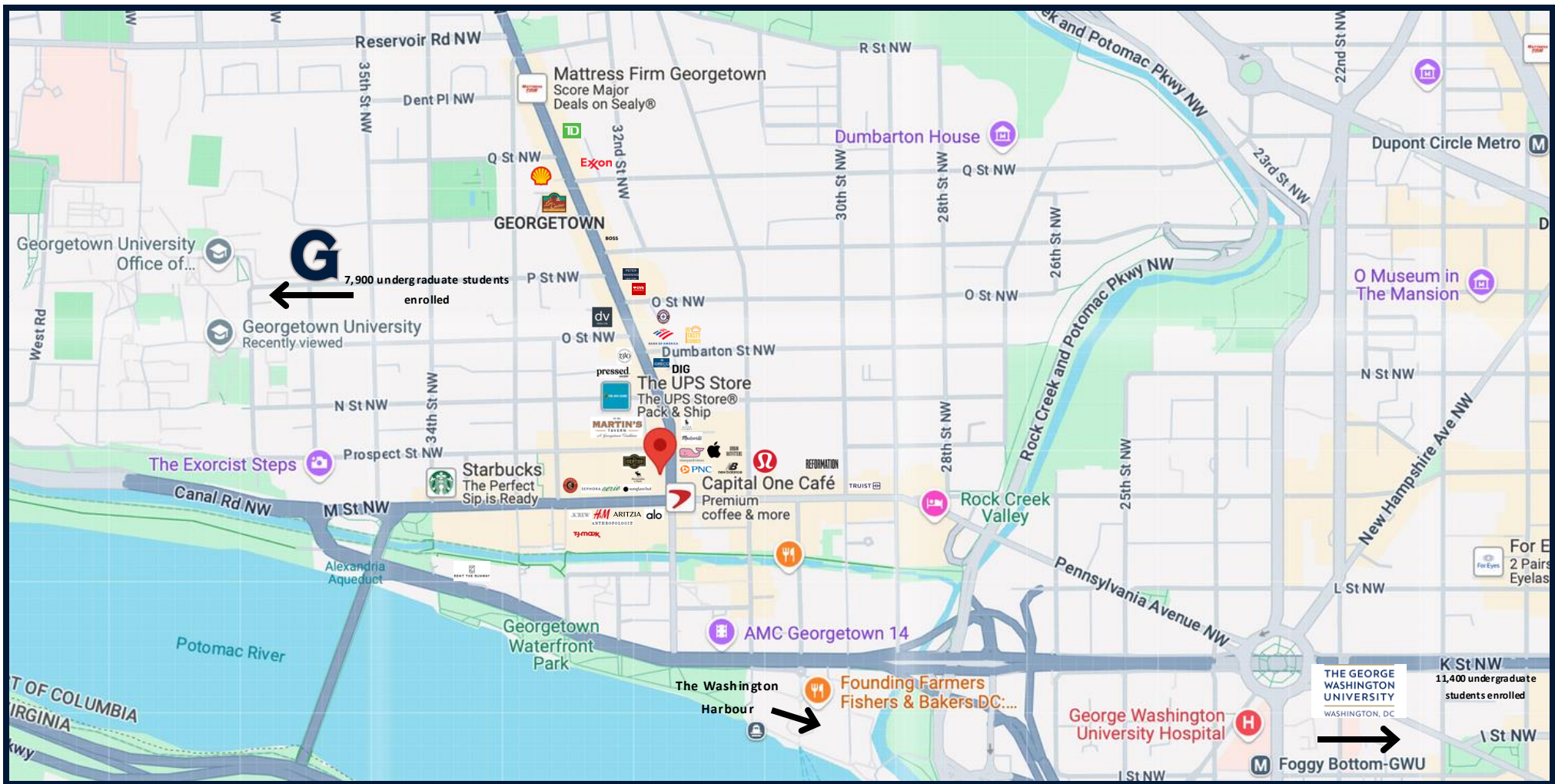


FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSE ONLY. AREA NOT TO SCALE AND SHOULD BE VIEWED WITH THIS IN MIND BY ANY PROSPECTIVE PURCHASER.

FINISHED: 2956  
UNFINISHED: 0  
TOTAL: 2956







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PLAN OF OTHER RETAILERS NEARBY

1 mile

**35.3K**

Total Population in 2024

**\$150.2K**

Average Household Income

3 miles

**313.8K**

Total Population in 2024

**\$150.8K**

Average Household Income

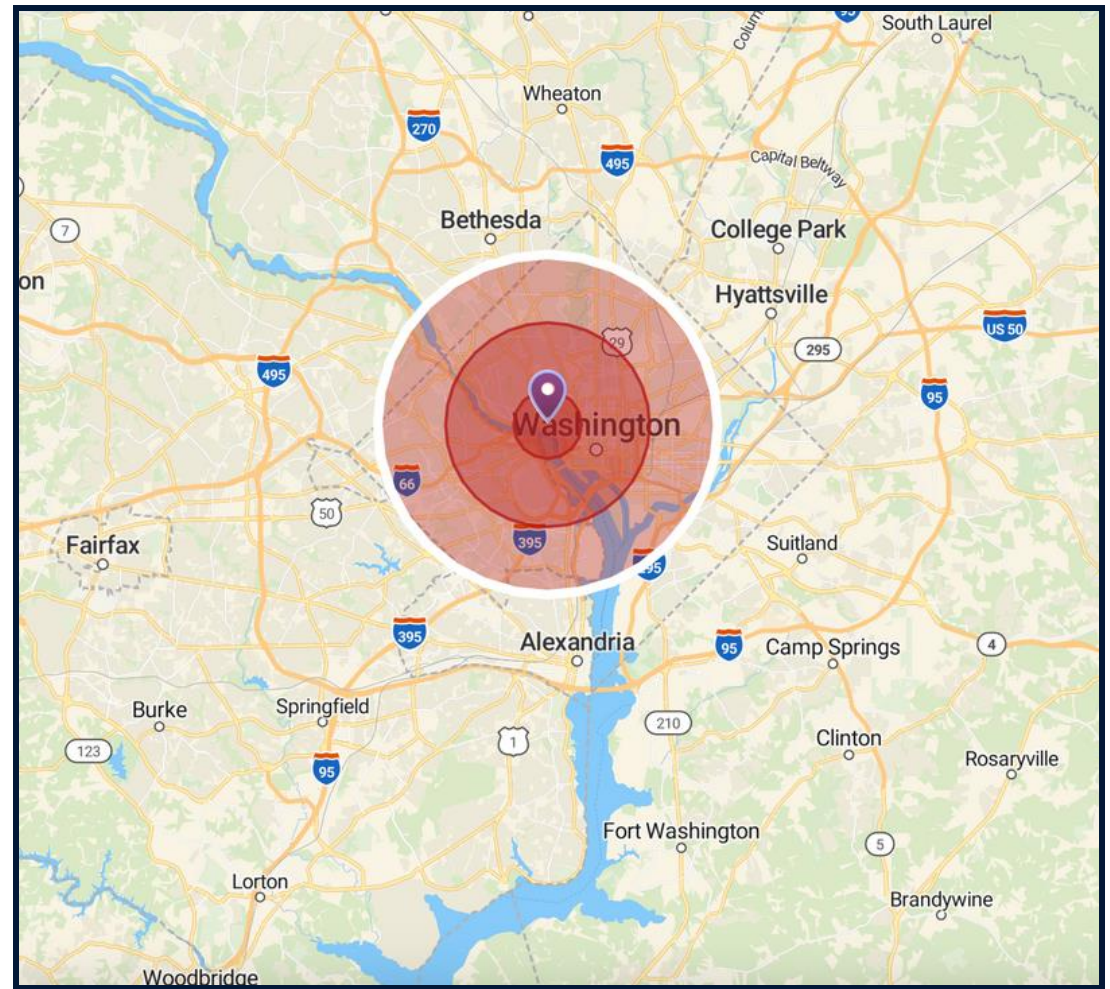
5 miles

**748.8K**

Total Population in 2024

**\$148.5K**

Average Household Income



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We list and research your properties in Costar, Loopnet, and Crexi.

From market research and property valuation to lease negotiation and tenant representation, Coldwell Banker affiliated professionals use their in-depth knowledge of the local market and industry trends to help businesses and investors navigate the complexities of the commercial real estate landscape.

As the nation's largest residential real estate brokerage company, our nearly 600 owned and operated brokerage offices and approximately 53,000 independent sales agents come from our renowned brands, including Coldwell Banker, Sotheby's International Realty, and The Corcoran Group, as well as our robust commercial real estate operation within Coldwell Banker Commercial.



Coldwell Banker Realtor

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