

Agent Full

4236 6th St SE, Washington, DC 20032

Coming Soon

Commercial Sale

\$495,000



Recent Change: **03/20/2025 : Coming Soon : ->C/S** **Expected On Market Date: 04/30/25**

MLS #:	DCDC2191314	Available SqFt:	0.00
Tax ID #:	6208//0055	Price / Sq Ft:	155.42
Ownership Interest:	Fee Simple	Business Use:	Apartment Building
Sub Type:	Five Or More Units	Year Built:	1953
Waterfront:	No	Property Condition:	Major Rehab Needed

Location

County:	Washington, DC	School District:	District Of Columbia Public Schools
In City Limits:	Yes	Election District:	8
Legal Subdivision:	Congress Heights		

Taxes and Assessment

Tax Annual Amt / Year:	\$3,293 / 2024	Tax Assessed Value:	\$317,640 / 2024
County Tax:	Annually	Imprv. Assessed Value:	\$18,490
City/Town Tax:	\$3,293 / Annually	Land Assessed Value:	\$299,150
Clean Green Assess:	No	Land Use Code:	0
Zoning:	R-3	Block/Lot:	6208 / 55

Commercial Sale Information

Business Type:	Apartment Building	Potential Tenancy:	Multiple
		Building Total SQFT:	3,185 / Assessor

Building Info

Building Units Total:	5	Construction Materials:	Brick
Building Total SQFT:	3,185 / Assessor	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.17a / 7412sf / Assessor	Soil Types:	Chillum-Urban Land Complex
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Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces	20	Features:	Driveway, Other Parking
Car Parking Spaces	20		
Total Parking Spaces	40		

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Agent has ownership stake in the LLC

Public: Restore this apartment building to its former glory. Previous CoO permitted five units, now in need of interior framing, MEP, windows, and a roof. No tenants to worry about, with utility connections previously installed. There's not much to see inside the brick exterior and no access granted until a contract is ratified.

Listing Office

Listing Agent: [Ethan Arnheim](#) (3239002) (Lic# sp98379626)

(240) 393-2668

Listing Agent Email: ethanarnheim@gmail.com
Broker of Record: Paul Sliwka (3023484) [Click for License](#)
Listing Office: [Central Properties, LLC,](#) (CTRP1) (Lic# Unknown)
1 Thomas Cir NW Ste 700, Washington, DC 20005-5800
Office Phone: (202) 232-0600

Office Fax: (202) 232-0599

Showing

Showing Contact: Go and Show - No Showing Contact [🕒 - Schedule a showing](#)
Showing Requirements: Accepted Offer
Showing Method: In-Person Only Showing Provider: ShowingTime
Lock Box Type: None
Directions: Google maps

Listing Details

Listing Agrmnt Type:	Exclusive Agency	DOM / CDOM:	0 / 0
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Limited Service	Expected On Market Date:	04/30/25
Dual Agency:	Yes	Expiration Date:	06/01/25
Sale Type:	Standard	Seller Concessions:	No
Listing Term Begins:	01/01/2025		
Listing Entry Date:	03/20/2025		
Possession:	Immediate		

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