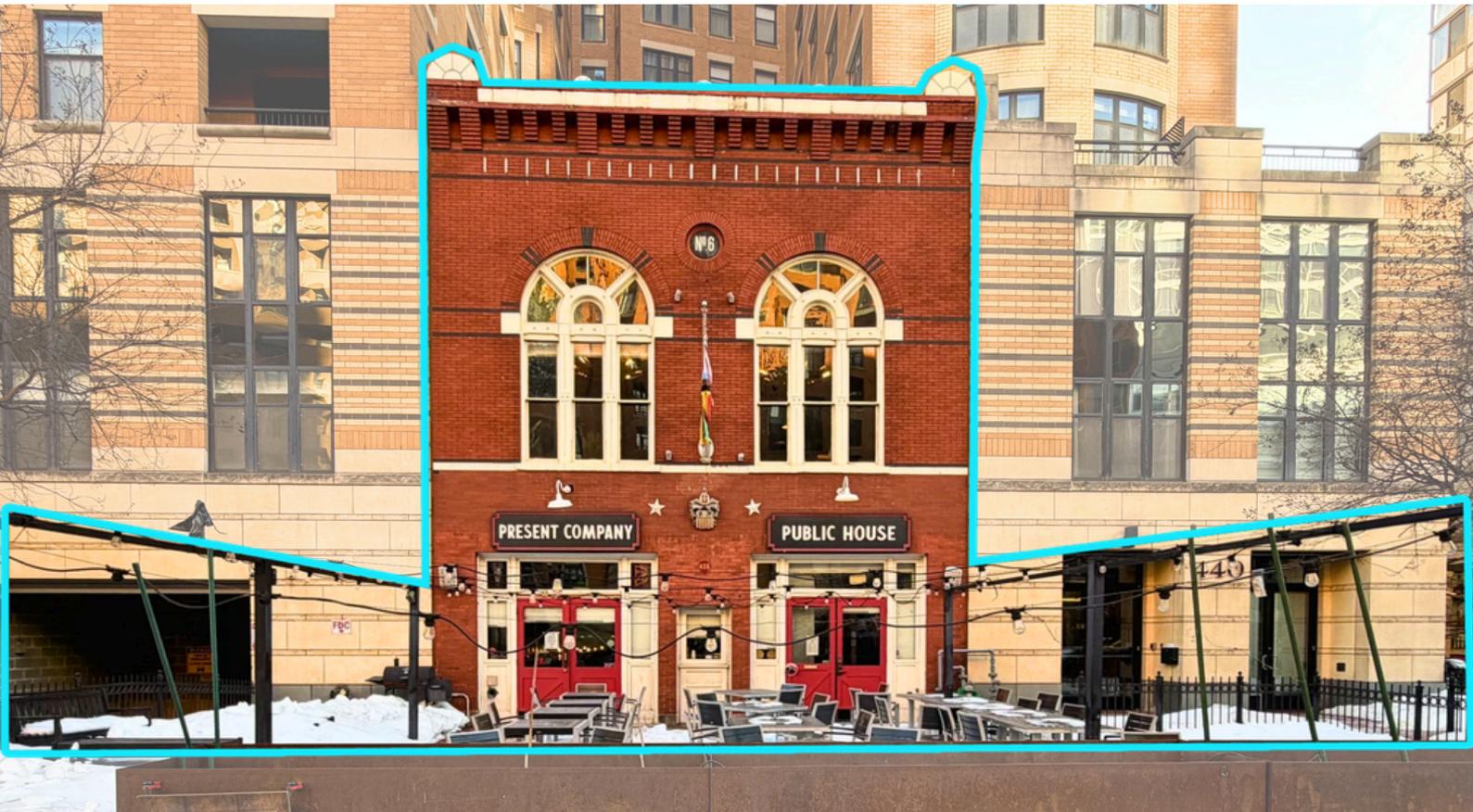


FOR SALE

438 Massachusetts Ave NW



Owner-Occupant | Investment

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **Ideal Owner Occupant Opportunity** - Beautifully renovated multi-level 2nd Generation Restaurant/Bar with outdoor patio available with city permit. Can be delivered vacant.
- **Attractive Surrounding Neighbors** - Walkable to Capital One Arena. Surrounded by large residential buildings that provide a built-in walkable customer base.
- **Unbeatable Charm** - This **Engine No 6** Building formerly held the crown as the oldest operating firehouse in DC for 95 years. One of few standalone buildings with exceptional frontage on Massachusetts Ave NW.
- **Prime Downtown Location** - Exceptional walkability and access to Gallery Place Metro. Access to major city thoroughfares.
- **Additional Density** - D-4-R zoning allows for significant long-term density optionality (4.5 Max FAR).



Owner Occupant Opportunity
or Investment



3,619 SF Spanning 2
Floors and Lower Level



Long-Term Redevelopment
Optionality



Transit Accessible: Gallery
Place / Chinatown Metro.

BUILDING SUMMARY

RENT ROLL

Floor	Type	Space SF	Space Notes
LL	Storage	~234 SF	Small Below Grade Storage Space
1st	Retail	~1,702 SF	Main Bar and Dining Room
2nd	Retail	~1,683 SF	Kitchen and Service Bar
Total		3,619 SF	

EXPENSE SUMMARY

2025 Expenses		
Expense Category	Annual	PSF
Real Estate Taxes	\$37,600	\$10.39
Insurance	\$4,900	\$1.35
Repairs & Maintenance	\$1,600	\$0.44
Management Fees**	\$4,000	\$1.11
	\$48,100	\$12.84

**Management Fees est. @ 3% EGR, and can be removed for owner occupant



Traffic Count
28,500 AADT



LAND AREA
2,085 SF

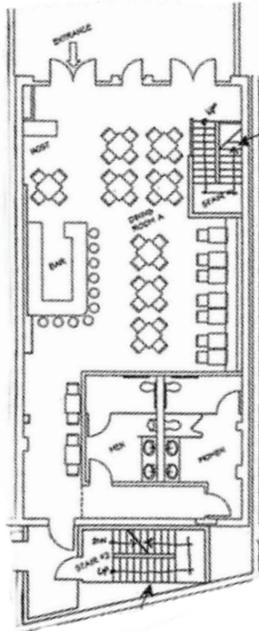


TAX IDENTIFIER
0517 0856

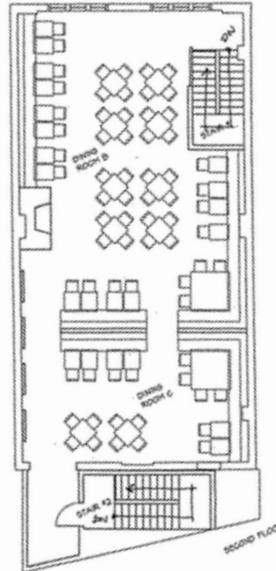


ZONING
D-4-R

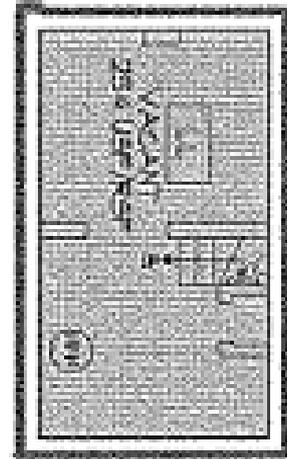
FLOOR PLANS



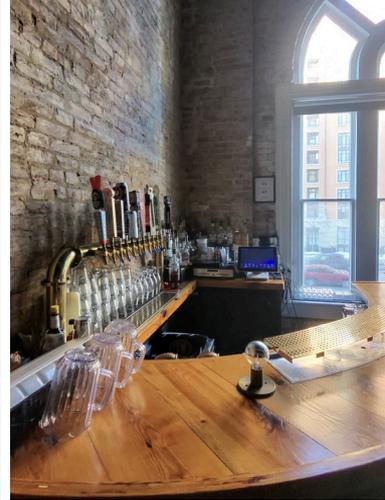
1st Floor - Large Bar and Seating



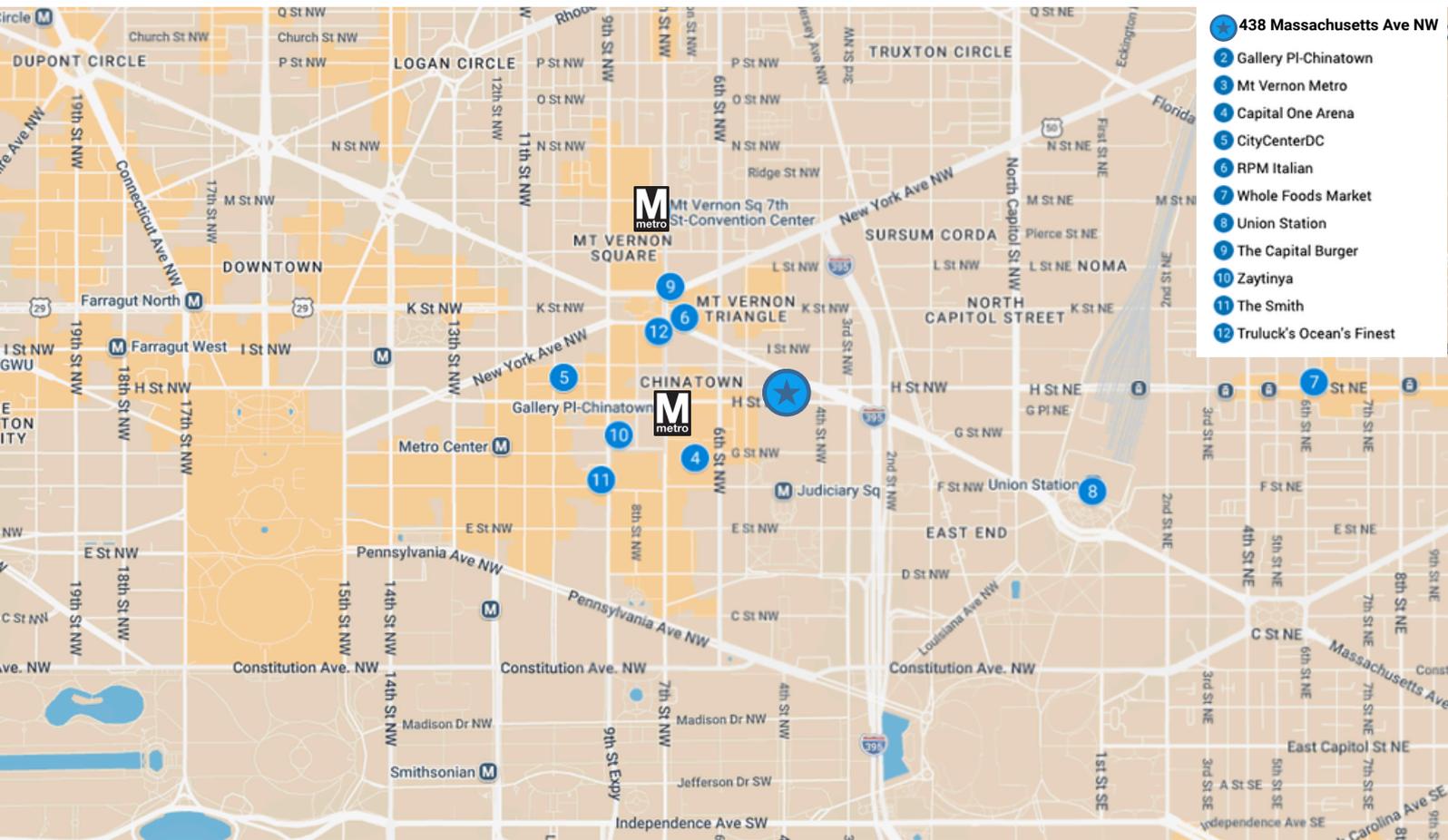
2nd Floor - Private Event Space and Kitchen



Lower Level - Storage



MAP



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