

1389 Quincy St NW

1389 Quincy St NW, Washington, DC 20011

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Property Details

Price: \$1,550,000

- Excellent MU-4 (Mixed Use) Zoning - Allows Many Commercial / Retail Uses
- High Visibility Location at Corner of 14th St NW & Quincy St. NW
- Month-To-Month Leases - Flexibility - Suited For Investor or Owner/User

View the full listing here: <https://www.loopnet.com/Listing/1389-Quincy-St-NW-Washington-DC/33583825/>

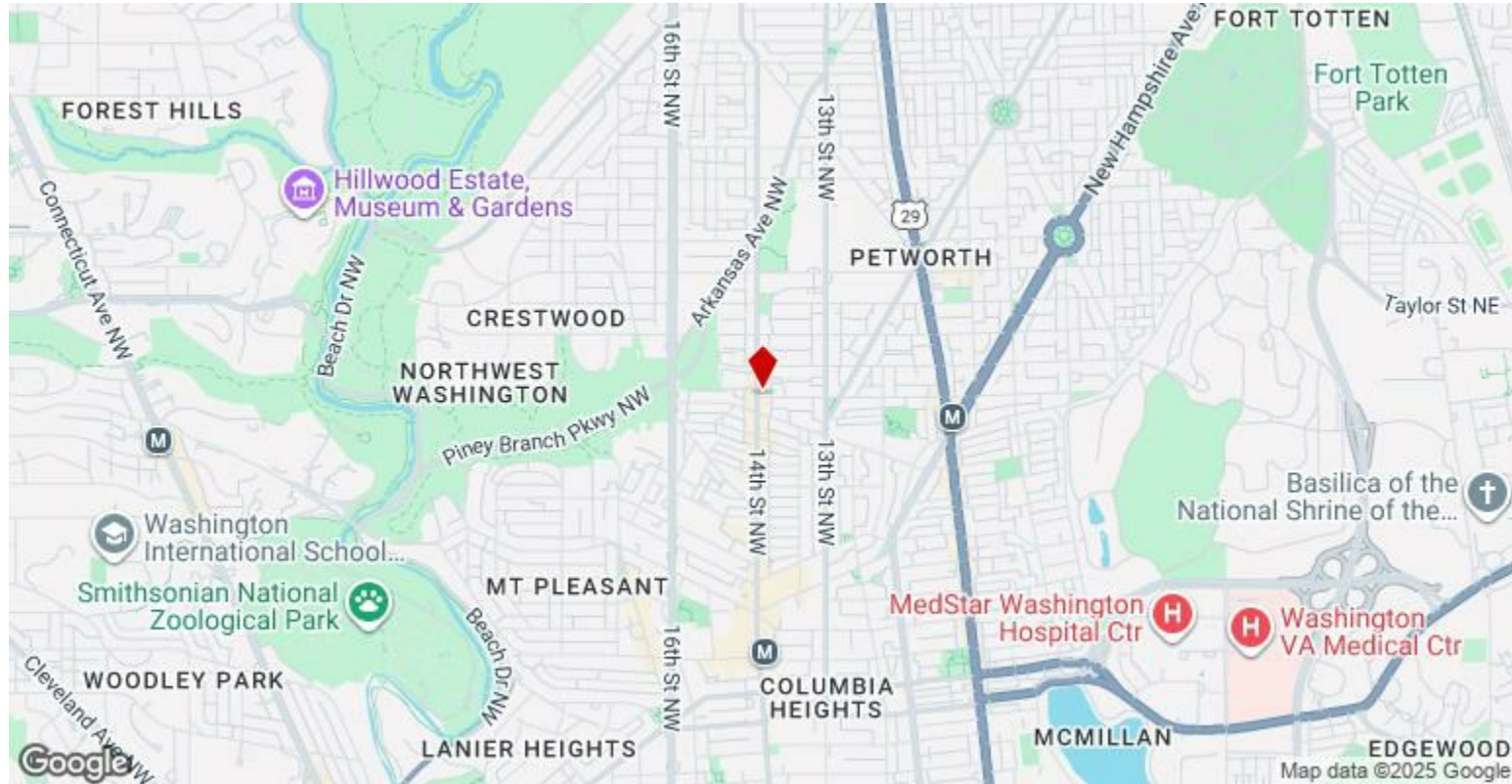
Arlington Realty, Inc. / Virginia Smith as exclusive agent, is pleased to offer the opportunity to acquire a Prime mixed-use building in the heart of the sought after Petworth neighborhood, along the busy retail-commercial corridor of 14th St. NW. Corner lot with frontage on 14th St. NW and on Quincy St. NW. Built out for restaurant / carry out on the first floor with a large outdoor patio dining space. Above the restaurant on the 2nd and 3rd levels are two 1 br. / 1 ba. apartments, including a large deck off the rear of the 2nd level . Tax record indicates 2,019 SF, but seller estimates approx. 2,300 SF. Zoned MU-4. There could be potential to add another level: max. building height = 50 ft.; max FAR = 2.5 (residential) or 1.5 (non-residential). Lease for 1st/2nd level is month-to-month, so property could be delivered vacant, or the new owner can renegotiate the lease. 3rd floor apartment is vacant. Excellent location with heavy foot and vehicle traffic, surround by shops, cafes, pubs, restaurants, and residential. Approx. 4 blocks to the Georgia Ave.-Petworth Metro station and 6 blocks to Columbia Heights Metro.

Price:	\$1,550,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	2.81%
Lot Size:	1,438 SF
Gross Building Area:	2,300 SF
No. Stories:	3
Year Built:	1907
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Zoning Description:	MU-4
APN / Parcel ID:	2825-0033
Walk Score ®:	91 (Walker's Paradise)

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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Property Photos



Plat Map

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Virginia Smith

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Arlington Realty, Inc.

701 S 23rd St

Arlington, VA 22202



1389 Quincy St. NW

Financial Summary

Lease / Income Summary:

- * 1 tenant - restaurant tenant occupies ground floor and 2nd level apartment
- * Rent: \$6,575/mo. (landlord pays real estate tax, insurance, electric, water)
- * Month-to-month lease - property can be delivered vacant, or buyer can negotiation new leases.
- * Vacancy: 3rd floor apartment (1br/1ba.)
 - * Total Gross Rent: \$78,900/yr.

Landlord Expenses:

- ~ Taxes: \$19,405/yr.
- ~ Insurance: \$3,561/yr.
- ~ Electric: \$4,080/yr.
- ~ Water: \$8,333/yr
- * Total annual expenses: \$35,379/yr.

NOI: \$43,521

Cap rate: 3%



Zoning Data Summary

Premises Address
1389 QUINCY ST NW WASHINGTON DC
20011-5525

Square/Suffix/Lot
2825 0033

Zoning District
MU-4

PUDs
None

Ward
Ward 4

Council Member
Janeese Lewis George

ANC
4C

ANC Chairperson
Paul Johnson

SMD
4C05

Commissioner
Audrey Anderson Duckett

* For a detailed explanation of zoning related items, please refer to the DC Zoning Map glossary

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Details: MU-4

Description: Permits moderate density mixed use development

Building Category	Non-Residential	Residential	Residential (IZ)
Maximum Lot Occu- pancy (%)	60	60	75
Maximum Height (ft)	50	50	50
Rear Yard Setback (ft)	15	15	15
Maximum Floor Area Ratio	1.5	2.5	3

District of Columbia Zoning Handbook

Mixed-Use (MU) Zones - MU-4

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The [MU-4 zone](#) is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

The MU-4 zone is intended to:

- Permit moderate-density mixed-use development;
- Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and
- Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.



Development Standards

Development Standards								
	Floor Area Ratio (max.)	Height (ft.)	Penthouse Height (ft.)/Stories ¹	Lot Occupancy (percentage)	Rear Yard (ft.)	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
MU-4	2.5	50	12 except 15 for penthouse mechanical space	60	15 ²	No side setback is required; however, if a side setback is provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft. ³	0.30	Subtitle G, Chapter 4
	3.0 (IZ)	N/A	1; Second story permitted for penthouse mechanical space	75 (IZ)		8 ft. for a single-family detached or semi-detached dwelling		
	1.5 ⁴ (non-residential)							

Use Permissions	Courts	Parking	Inclusionary Zoning
Subtitle U, Chapter 5	Subtitle G § 202	Subtitle C, Chapter 7	Subtitle C, Chapter 10

¹ Except as prohibited on the roof of a detached dwelling, semi-detached dwelling, rowhouse, or flat in [Subtitle C § 1500.4](#).

² See [Subtitle G § 405.4 and 404.5](#) for measuring the rear yard.

³ Any portion of a building setback from the side lot line shall be considered a side setback and not a courtyard.

⁴ In the MU-4 and MU-5 zones, an existing building on a lot with an area 10,000 sq. ft. or less, may have a maximum density of 2.0 FAR for non-residential uses, provided the uses are located in the ground story and the story directly above the ground story. For new construction, any additional use is limited to 0.5 FAR.