



OFFERING SUMMARY

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1524 F Street NE | Washington, DC 20002

29

UNITS

1939

YEAR BUILT

579

AVG. SQ FT

THE OPPORTUNITY

1524 F Street NE is a 29-unit apartment building in the Kingman Park neighborhood, featuring 25 one-bedroom and four two-bedroom units. It is situated just blocks from the RFK Stadium redevelopment, less than a mile from the Stadium-Armory Metro, and close to the vibrant H Street NE Corridor. This rapidly growing submarket, combined with direct access to some of DC's most sought-after neighborhoods, offers strong appeal.

WALKING DISTANCE TO DC'S LARGEST PLANNED REDEVELOPMENT

Located just steps from the planned RFK Stadium redevelopment, the property is well positioned to benefit from rising demand and significant investment in the surrounding area. The redevelopment is set to deliver a 65,000-seat stadium with year-round entertainment, more than 6,000 new homes, retail space, and major infrastructure improvements. As the neighborhood continues to transform, this prime location offers strong potential for rent growth and long-term value appreciation.

NEARBY RETAIL & ENTERTAINMENT

Just two blocks south of the property, the historic H Street commercial district has emerged as one of the fastest-growing and most in-demand corridors in Washington, DC, featuring a flourishing dining, nightlife, arts, and entertainment scene.

UNTAPPED ADDITIONAL DENSITY

Zoned RA-2 with a by-right FAR of 1.8, the property sits on a 15,272 square foot lot, allowing for up to 27,490 square feet of buildable density. The existing structure totals approximately 22,000 square feet, presenting an opportunity for strategic expansion to unlock additional density and enhance long-term value.

RECENT CAPITAL IMPROVEMENTS

Ownership has invested heavily in both unit and building-wide upgrades, enhancing the property's physical condition and long-term durability. The improvements modernize the asset while reducing future capital needs—positioning it well for both stable operations and value appreciation.

RENTAL UPSIDE

The Property currently has eight vacant units, offering immediate revenue-increase potential. By renovating and leasing these units at a market rent of approximately \$1,837/month, the Property could increase its annual rental income by over \$170,000.

EXCELLENT TRANSPORTATION & ACCESS

Tenants enjoy outstanding connectivity via East Capitol Street, Benning Road, I-295, and the Stadium-Armory Metro (Blue, Orange, and Silver lines). Additional Metrobus routes and bike lanes make this a highly accessible, transit-friendly location for urban renters.





LOCAL MAP

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