



# HELM



# FOR SALE

//1718-1722 Florida Avenue NW

**OFFERED AT  
\$1,950,000**

# **BUY THE BUILDING:**

**LOCATED IN THE VIBRANT  
HEART OF ADAMS  
MORGAN AND JUST  
STEPS FROM THE  
BUSTLING 18TH STREET  
CORRIDOR, 1718-1722  
FLORIDA AVE NW OFFERS  
A UNIQUE OPPORTUNITY  
TO OWN A MIXED-USE  
BUILDING IN ONE OF DC'S  
MOST DYNAMIC  
NEIGHBORHOODS.**





OWNER OCCUPIER / INVESTMENT OPPORTUNITY

**WALK SCORE®:** 97  
**TRANSIT SCORE®:** 84  
**BIKE SCORE®:** 90

**FLORIDA AVE NW**  
**TRAFFIC COUNT (ADV)**

**10,287**

**DAYTIME POPULATION (1 MILE):** 128,000

**RESIDENTIAL POPULATION (1 MILE):** 85,000

**MEDIAN HOUSEHOLD INCOME (1 MILE):** \$117,648



**ADAMS  
MORGAN**

**1718-1722  
FLORIDA  
AVE NW**

**KALORAMA**

**DUPONT  
CIRCLE**



# RETAIL

**FULLY LEASED**

**INCREDIBLE OPOPERATORS**



# OFFICE: 1,580 SF

**TURN-KEY OFFICE**  
WITH DESIGN IN MIND

## PLAN

PLAN NOT TO SCALE - THIS IS NOT A  
CONSTRUCTION DOCUMENT



# PRIME RESIDENTIAL

**IMPECCABLY MAINTAINED**  
**ONE-BEDROOM, ONE-BATH HOME**  
**WITH A DEN, SPANNING TWO**  
**BEAUTIFULLY DESIGNED FLOORS.**





**JEROME RAYMOND**

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