



723 8th Street S.E. Washington, DC 20003



INVESTMENT HIGHLIGHTS

Price	\$2,400,000
Address	723 8 th Street SE Washington, DC 20003
Lot Area	2,836 SF
Building Area	5,101 SF
Zoning	MU4-CHC

- Proximity the Eastern Market, Navy Yard in strong Commercial Corridor.
- Building fully sprinklered.
- Fully Built Out 2nd Generation Brewpub/ Restaurant and Bar featuring full kitchen (w/ kitchen exhaust), Bar w/ Brew tanks, 2nd Floor Full Bar, 4 bathrooms, 2 internal staircases. Kitchen & Bar FF&E Convey.

KITTY KAUPP
(202) 255-0952
KAUPP.KITTY@GMAIL.COM

ALEX GOLDING
(202) 276-2590
ALEJANDRO.GOLDING@GMAIL.COM



723 8th Street SE

DISCLAIMER

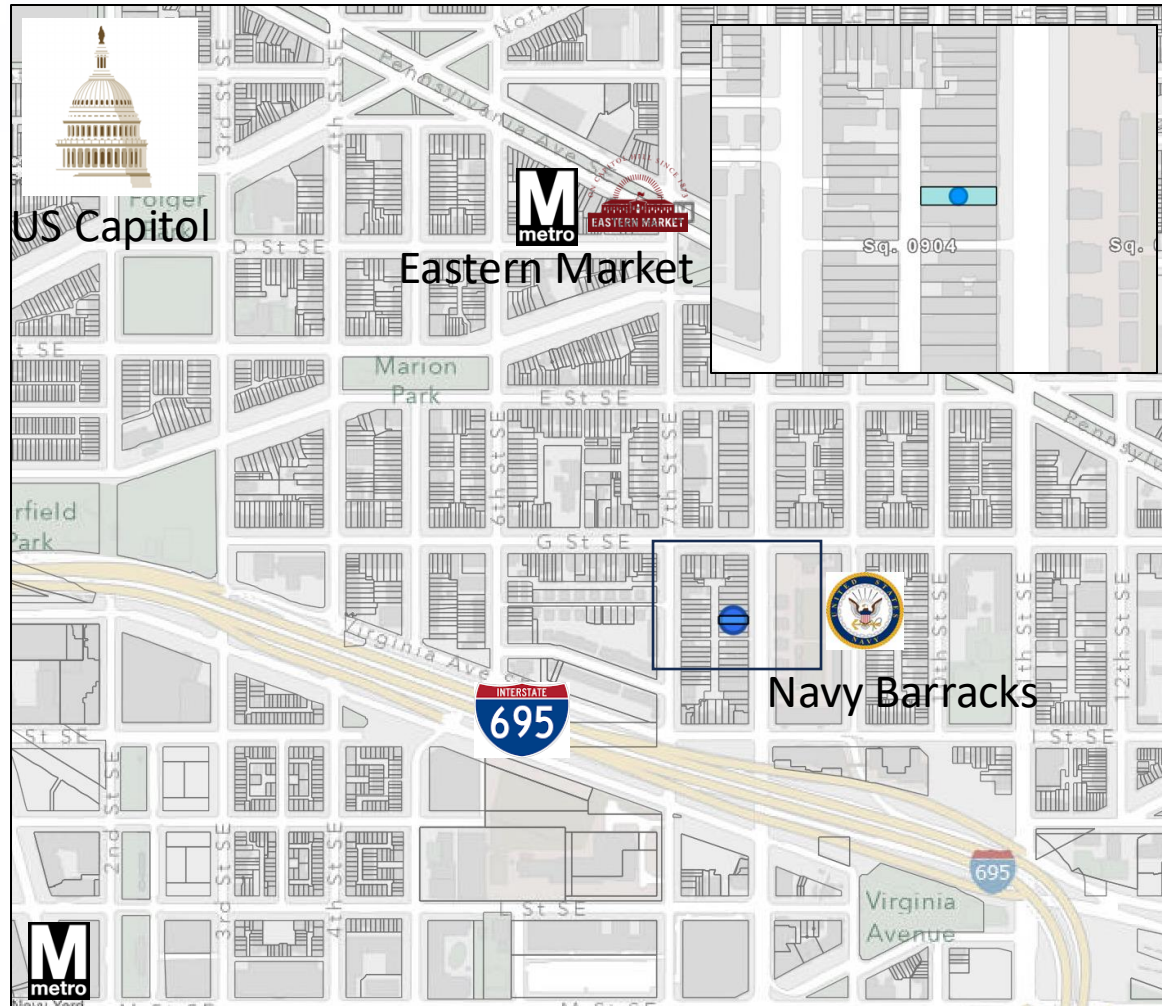
Information used in this package is from sources believed to be reliable. No independent investigation of the information has been conducted, and no representation is made as to the accuracy or completeness thereof. 723 8th Street SE owners and Coldwell Banker make no representation or warranty as to the accuracy or completeness thereof. The information is provided as a courtesy and shall not be relied upon as an indication of value or condition by any prospective purchaser or other parties. The property will be sold in "as is, where is" condition and any purchaser shall rely on its own due diligence efforts.

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723 8th Street SE



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Lot Area	2,836 SF
Building Area	5,101 SF
Zoning	MU4-CHC
Legal Description	0904 // 0833
Current Use	Brewpub Restaurant
Legal Description	0790 // 0018
TY 2025 Tax Bill	\$26,467.98

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723 8th Street SE

Street Presence with Retractable Doors for Inside/Outside Dining



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723 8th Street SE

Full Bar & Brew tanks on 1st Floor



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723 8th Street SE

Full Bar, Seating and Stage on 2nd Floor



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723 8th Street SE

723 8th is directly across from the Navy Barracks



And on the same block as acclaimed Rose's Luxury



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723 8th Street SE

MU-4/CHC



Zoning Handbook

Development Standards for MU-4/CHC

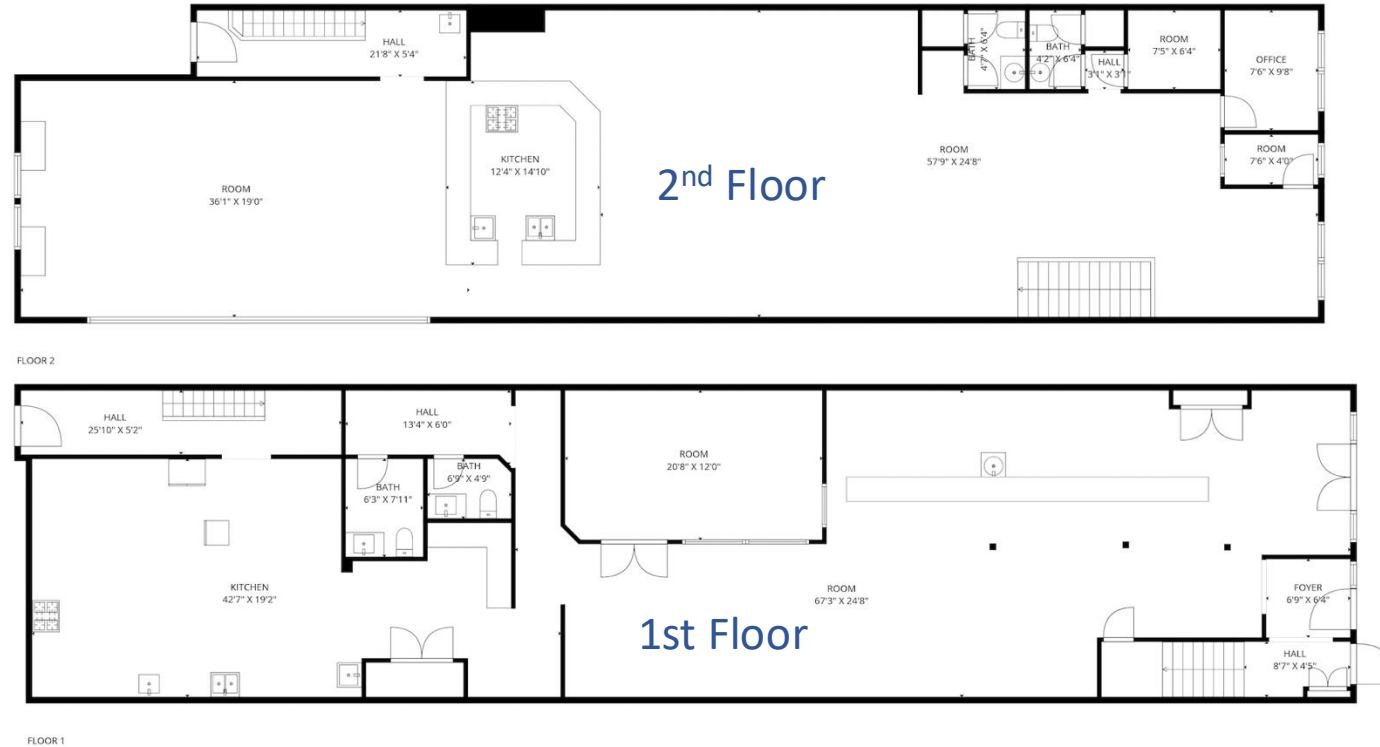
Link to Zoning Regulations:	G § 4
Zone District:	Mixed-Use Zone
Zone:	MU-4/CHC
Building Category:	Residential
Description:	Permits moderate density mixed-use development in the vicinity of the U.S. Capitol
Floor Area Ratio:	2.5
Height (ft):	50
Lot Occupancy (%):	75
Rear Setback (ft):	15
Green Area Ratio:	0.3

The development standards shown are intended for reference use and are not a substitution for the standards as defined in the zoning regulations.



723 8th Street SE

8th Street SE



Square Footage*	
1 st Floor	2,602 SF
2 nd Floor	2,499 SF
TOTAL SF	5,101 SF

* Square footage is approximate and should be independently verified by the buyer or tenant, as it may not be perfectly accurate due to variances in construction or measurement methods.

TOTAL: 5101 sq. ft
FLOOR 1: 2602 sq. ft, FLOOR 2: 2499 sq. ft

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723 8th Street SE

Previous Certificate of Occupancy for 194 Occupants

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Government of the District of Columbia
Department of Consumer and Regulatory Affairs
1100 4th Street SW
Washington DC 20024
(202) 442-4400
dcra.dc.gov



C_{of}O

CERTIFICATE OF OCCUPANCY

PERMIT NO. CO1603625

Issued Date: 09/02/2016

Address 723 8TH ST SE		Zone CHC/C-2-A	Ward 6	Square 0904	Suffix 	Lot 0833
Description of Occupancy A RESTAURANT WITH 89 SEATS AND 94 OCCUPANTS ON THE 1ST FLOOR, 95 SEATS AND 100 OCCUPANTS ON THE 2ND FLOOR, FOR A TOTAL OF 184 SEATS AND 194 OCCUPANTS ON ALL FLOORS						
Permission is Hereby Granted To PARTNERS AT 723 8TH ST, LLC		Trading As THE UGLY MUG		Floor(s) Occupied 1ST & 2ND		Occupant Load 194 No. of Seats
Property Owner CATHERINE L. HELD		Address 642 NORTH CAROLINA AVENUE, SE WASHINGTON, DC 20003-4310		BZA/PUD Number 		Occupied Sq. Footage 3600 PERMIT FEE \$82.50
Building Permit Number (if applicable) B1504258		Type of Application Load Change		Approved Building Code Use Restaurants - A-2 Approved Zoning Code Use Restaurant		
Conditions/ Restrictions THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction). As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director Melinda Bolling		Permit Clerk John P. McFarland		Expiration Date 		

“A Restaurant with 89 Seats and 94 Occupants on the 1st Floor; 95 Seats and 100 Occupants on the 2nd Floor; for a total of 184 Seats and 194 Occupants on all Floors.”

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Neighboring Comps				
Property	Sold Price	Sold Date	SF	Price/SF
527-529 8th St SE	\$2,400,000	9/6/24	4,000	\$600/SF
536 8th St SE	\$3,400,000	9/30/24	4,045	\$840.54/SF
713 D St SE	\$2,000,000	6/3/25	2,941	\$680.04/SF



527-529 8th St SE was a 2nd Generation restaurant and bar, very similar to 723 8th Street S.E.