



# 723 8<sup>th</sup> Street S.E. Washington, DC 20003



INVESTMENT HIGHLIGHTS	
<b>Price</b>	\$2,400,000
<b>Address</b>	723 8 <sup>th</sup> Street SE Washington, DC 20003
<b>Lot Area</b>	2,836 SF
<b>Building Area</b>	5,101 SF
<b>Zoning</b>	MU4-CHC

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

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

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



723 8<sup>th</sup> Street SE

## DISCLAIMER

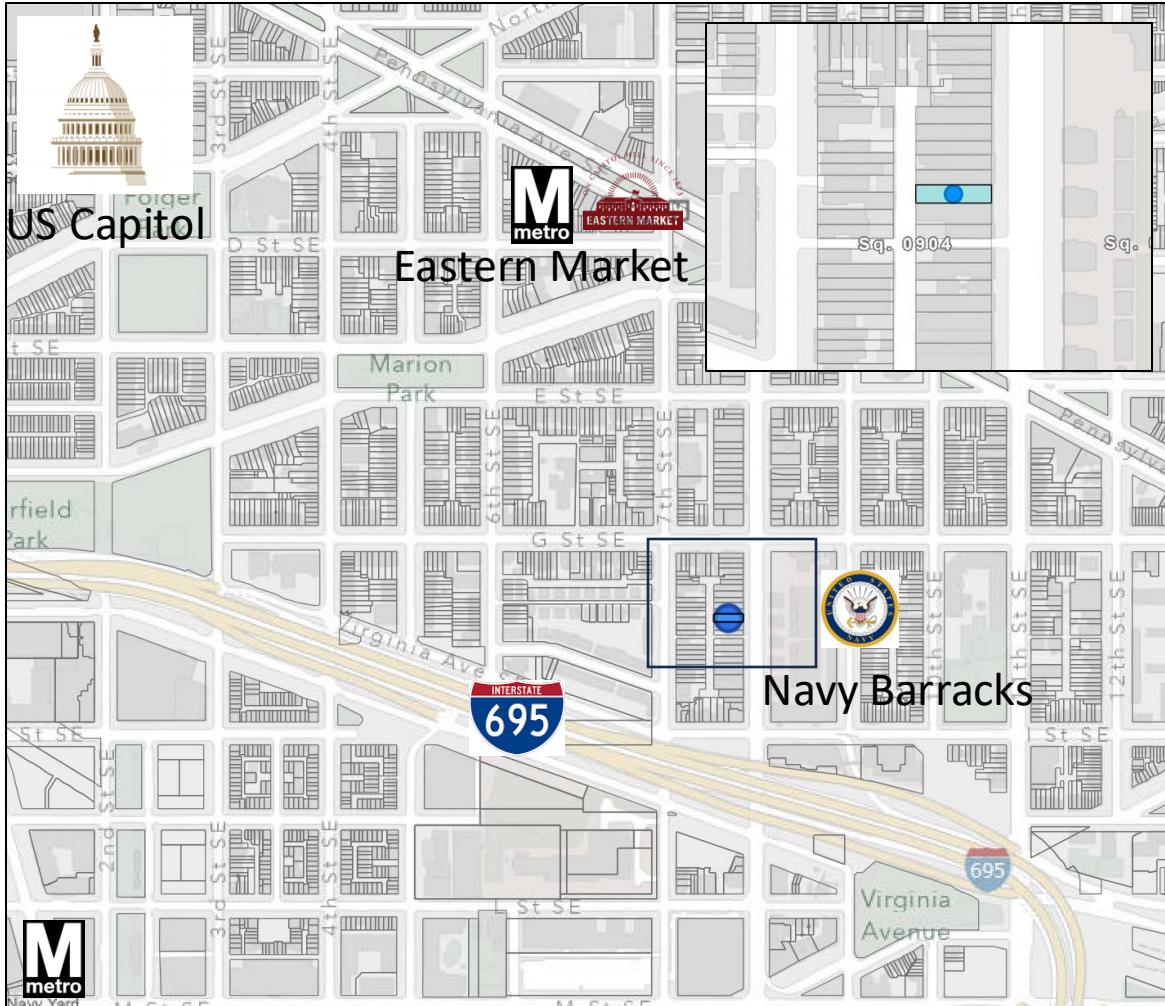
*Information used in this package is from sources believed to be reliable. No independent investigation of the information has been conducted, and no representation is made as to the accuracy or completeness thereof. 723 8<sup>th</sup> Street SE owners and Coldwell Banker make no representation or warranty 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.*

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

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



# 723 8th Street SE



## 723 8th Street SE

<b>Address</b>	723 8th Street SE Washington, DC 20003
<b>Lot Area</b>	2,836 SF
<b>Building Area</b>	5,101 SF
<b>Zoning</b>	MU4-CHC
<b>Legal Description</b>	0904 // 0833
<b>Current Use</b>	Brewpub Restaurant
<b>Legal Description</b>	0790 // 0018
<b>TY 2025 Tax Bill</b>	\$26,467.98

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

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



723 8<sup>th</sup> Street SE

Street Presence with Retractable Doors for Inside/Outside Dining



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

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



723 8<sup>th</sup> Street SE

Full Bar & Brew tanks on 1<sup>st</sup> Floor



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

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



723 8<sup>th</sup> Street SE

Full Bar, Seating and Stage on 2<sup>nd</sup> Floor



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

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



# 723 8<sup>th</sup> Street SE

723 8<sup>th</sup> is directly across from the Navy Barracks



And on the same block as acclaimed Rose's Luxury



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

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

# 723 8<sup>th</sup> Street SE



## MU-4/CHC

### Development Standards for MU-4/CHC

Link to Zoning Regulations:	<a href="#">G §4</a>
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.*



### Zoning Handbook



# 723 8th Street SE

## Square Footage\*

<b>1<sup>st</sup> Floor</b>	2,602 SF
<b>2<sup>nd</sup> Floor</b>	2,499 SF
<b>TOTAL SF</b>	<b>5,101 SF</b>

\* 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.



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

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



723 8<sup>th</sup> Street SE

## *Previous Certificate of Occupancy for 194 Occupants*

Page 1 of 2

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		WE ARE AMERICA DC				
<b>C of O</b>						
CERTIFICATE OF OCCUPANCY		Issued Date: 09/02/2016				
PERMIT NO. CO1603625						
Address 723 8TH ST SE		Zone CHC/C-2-A	Ward 6	Square 0904	Suffix 0833	Lot
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 Herby 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 McFarland <i>John J. McFarland</i>	Expiration Date				
9/2/2016 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC HOTLINE GENERAL AT 1-800-521-1635						

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

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

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



# 723 8<sup>th</sup> Street SE

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 2<sup>nd</sup> Generation restaurant and bar, very similar to 723 8<sup>th</sup> Street S.E.

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

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