

## Mixed Use Investment Opportunity | Residential & Commercial

1451 Maryland Ave NE, Washington, DC 20002

Offered At: \$2,400,000

*An exceptional turn-key, mixed-use investment opportunity in Northeast DC's rapidly growing Starburst Intersection. Situated on a prominent corner lot, this fully renovated 2021 asset offers stable, long-term income with minimal owner expenses, generating \$151,600 in annual NOI. With meticulously maintained spaces, built-in rental escalations, and high-caliber tenants in place, this property presents a rare opportunity for investors seeking both immediate cash flow and long-term appreciation. Anchoring the ground floor is Daru, a Michelin Bib Gourmand-awarded Indian-Nepalese restaurant, celebrated for its innovative cuisine and strong local following. Daru is three years into a 10-year NNN lease at \$9,670/month, with a 3.5% annual rent escalation (April 1st). The restaurant fully maintains its space, covers 61.5% of property taxes and insurance, and funds trash services. Recognizing their success, Daru expanded operations by adding a covered outdoor dining area last year and has recently opened a second location down the street. Above, the luxurious residential penthouse is leased at \$4,088/month until 5/1/2025 (tenants are highly interested in renewing). Designed for modern urban living, this open-concept loft showcases wide plank white oak floors, a striking hexagonal sunroom, high-end JennAir appliances, spa-inspired baths, and two private outdoor terraces. The property underwent a comprehensive \$1M modernization in 2021, including all new MEP systems, full basement excavation to accommodate a commercial kitchen, a top-floor penthouse addition, new windows, a reimagined storefront, enhanced entryways, and the creation of two rooftop decks. With both units paying their own utilities, minimal maintenance requirements, and a high-quality NNN tenant ensuring predictable income growth, this is a truly hands-off, low-risk investment in one of Washington, DC's most dynamic and evolving neighborhoods.*

### **Building Info**

Year of Major Renovation/Remodel: 2021

Total Building Units: 2

Total Building Levels: 4

Total Building Square Feet: 4,371

### **Unit 1 | Restaurant Space**

Finished Square Feet: 2,371

Monthly Rent: \$9,671

### **Unit 2 | Residential Space**

Finished Square Feet: 2,000

Monthly Rent: \$4,088