

5,000± SF FOR SALE
HISTORIC DC

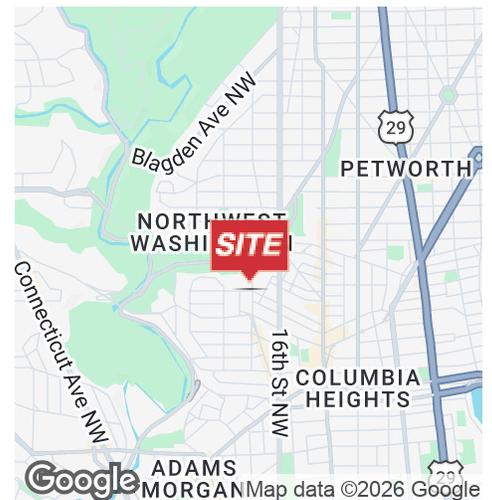


1701 NEWTON ST NW

Washington, DC 20010

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a distinguished, large, detached, pre-1958 structure for creative repositioning
- Noteworthy 19th century residence
- Over 5,000 SF of existing structure on a prominent corner lot
- Ideal candidate for redevelopment, luxury single-family expansion, or condominium conversion
- Located in RF-1 zoning, allowing multiunit redevelopment per DC's building code
- Just 1 block from Piney Branch Parkway and Rock Creek Park's extensive trail network
- 1 block from newly renovated and highly rated Bancroft Elementary School
- 2 blocks from cafés, retail, dining, and community amenities on Mount Pleasant Street
- 15-minute walk from National Zoo
- Outstanding walkability (Walk Score 97 – Walker's Paradise)
- One-car garage, second space in driveway, and unrestricted street parking on weekends



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Multifamily Property For Sale

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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

0.3 Miles	9,088	4,231	\$150,607
0.5 Miles	19,989	8,944	\$157,034
1 Mile	73,583	35,234	\$164,653

Demographics data derived from AlphaMap

LOCATION DESCRIPTION

Well known for its eclectic vibe, DC's Mount Pleasant neighborhood is a historic and affluent area of the city. It's home to numerous local businesses and restaurants, all contributing to this vibrant multicultural community.

The Columbia Heights Metro station is just a couple blocks away, and the area has a Walkscore of 97 (Walker's Paradise).

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