

MIXED-USE BUILDING FOR SALE

6232 GEORGIA AVENUE N.W., WASHINGTON D.C.

FR
Freeman Realty

FULLY LEASED WITH UPSIDE IN RENTS



- ASKING PRICE: \$1,200,000
- LOCATION: West side of Georgia Avenue between Rittenhouse and Sheridan Streets, N.W.
- BLOCK & LOT: 2941 / 0002
- LOT SIZE: 1,657.5 s.f approx.
- LOT DIMENSIONS: 19.5' x 85' approx.
- EXISTING S.F. 3,745 s.f. approx.
- ZONING: [MU-4](#)
- BUILDABLE S.F.: 4,972 s.f. approx. (Incl. Zoning)
- TAXES: \$15,557

HIGHLIGHTS

- Located in Brightwood along Georgia Avenue Corridor
- Fully leased with significant upside in rents
- Two blocks to Walmart Supercenter and CVS
- Less than one mile to The Parks Historic Walter Reed development

Unit	S.F.	Monthly Rent	Annual Rent	Lease Exp.	P.P.S.F.
Store	1140	\$2,750.00	\$33,000.00	1/31/27	\$28.95
Apt. 1	440	\$779.00	\$9,348.00	4/30/26	\$21.25
Apt. 2	700	\$1,000.00	\$12,000.00	4/30/26	\$17.14
Apt. 3	700	\$1,000.00	\$12,000.00	5/31/25	\$17.14
Apt. 4	700	\$892.00	<u>\$10,704.00</u>	4/30/26	\$15.29
		Gross Rent:	\$77,052.00		

Please contact:

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Freeman Realty, LLC
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