

An aerial photograph of a city block in Washington, DC. A red outline highlights a specific property located at the intersection of S Capitol St SW and another street. The property is a large, multi-story building with a prominent steeple, surrounded by trees and a parking lot. The surrounding area includes residential houses, other commercial buildings, and parking lots.

FOUNDRY  
COMMERCIAL

# RELIGIOUS PROPERTY FOR SALE/REDEVELOPMENT

4161 S CAPITOL ST SW | WASHINGTON, DC 20032

[foundrycommercial.com](http://foundrycommercial.com)

9,600± SF TOTAL ON 1.25± AC- FOR MORE INFO, PLEASE CONTACT: **407.540.7789**

# RELIGIOUS PROPERTY FOR SALE

**1.25± ACRES | 9,600± TOTAL SF**



MISSION  
PROPERTY  
GROUP



4161 S CAPITOL ST SW | WASHINGTON, DC 20032

**CURRENTLY ACCEPTING OFFERS**

## PROPERTY DESCRIPTION

- Religious building with a 4,861± SF footprint and a full basement
- 1.25± AC parcel is on a hard corner at the intersection of S. Capitol Street SW and Chesapeake Street SW.
- The parcel is zoned RA-1, Residential Apartment Zone with adjacent zoning including MU-4 (mixed use) and R-2 (residential)
- Traffic count for S. Capitol Street SW is 13,857± vehicles (2022 Annual Daily Traffic Count)
- Located in the Bellevue section of SW Washington, DC, less than 0.50 miles from I-295 along Chesapeake Street SW.

**Ownership is seeking a creative deal structure that would allow the church to remain on-site, serving both the community and future development. Please call for more details concerning the owner's objective.**

|                          |                                       |
|--------------------------|---------------------------------------|
| <b>PARCEL ID</b>         | 6172 0800                             |
| <b>CURRENT USE</b>       | Religious                             |
| <b>ZONING</b>            | RA-1, Residential Apartment Zone      |
| <b>FUTURE LAND USE</b>   | RMOD - Residential - Moderate Density |
| <b># OF BUILDINGS</b>    | 1                                     |
| <b>TOTAL BUILDING SF</b> | 9,600± SF                             |
| <b>ACREAGE</b>           | 1.25 AC                               |
| <b>PARKING</b>           | 25± paved spots, street               |

FOR MORE INFORMATION, PLEASE CONTACT:

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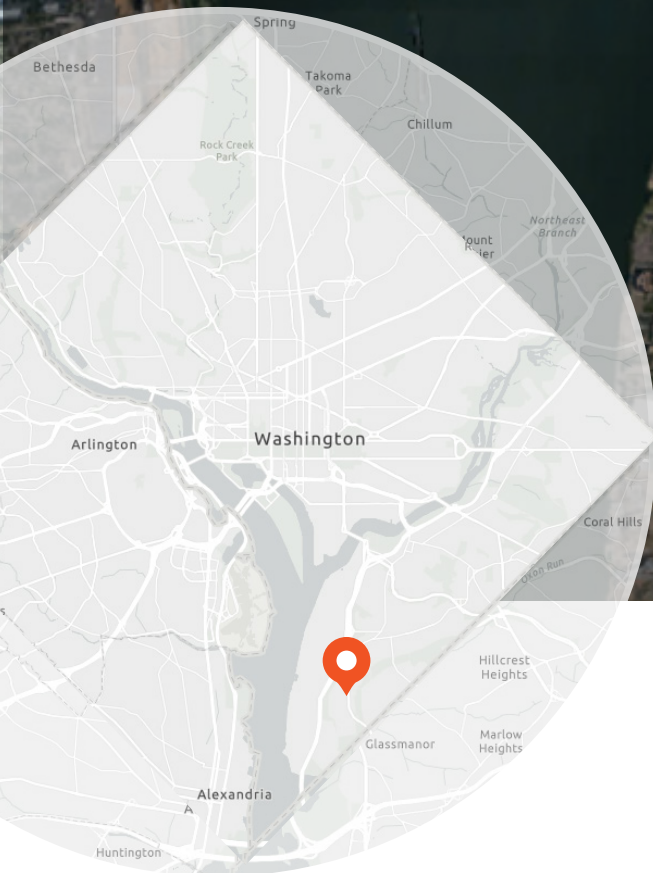
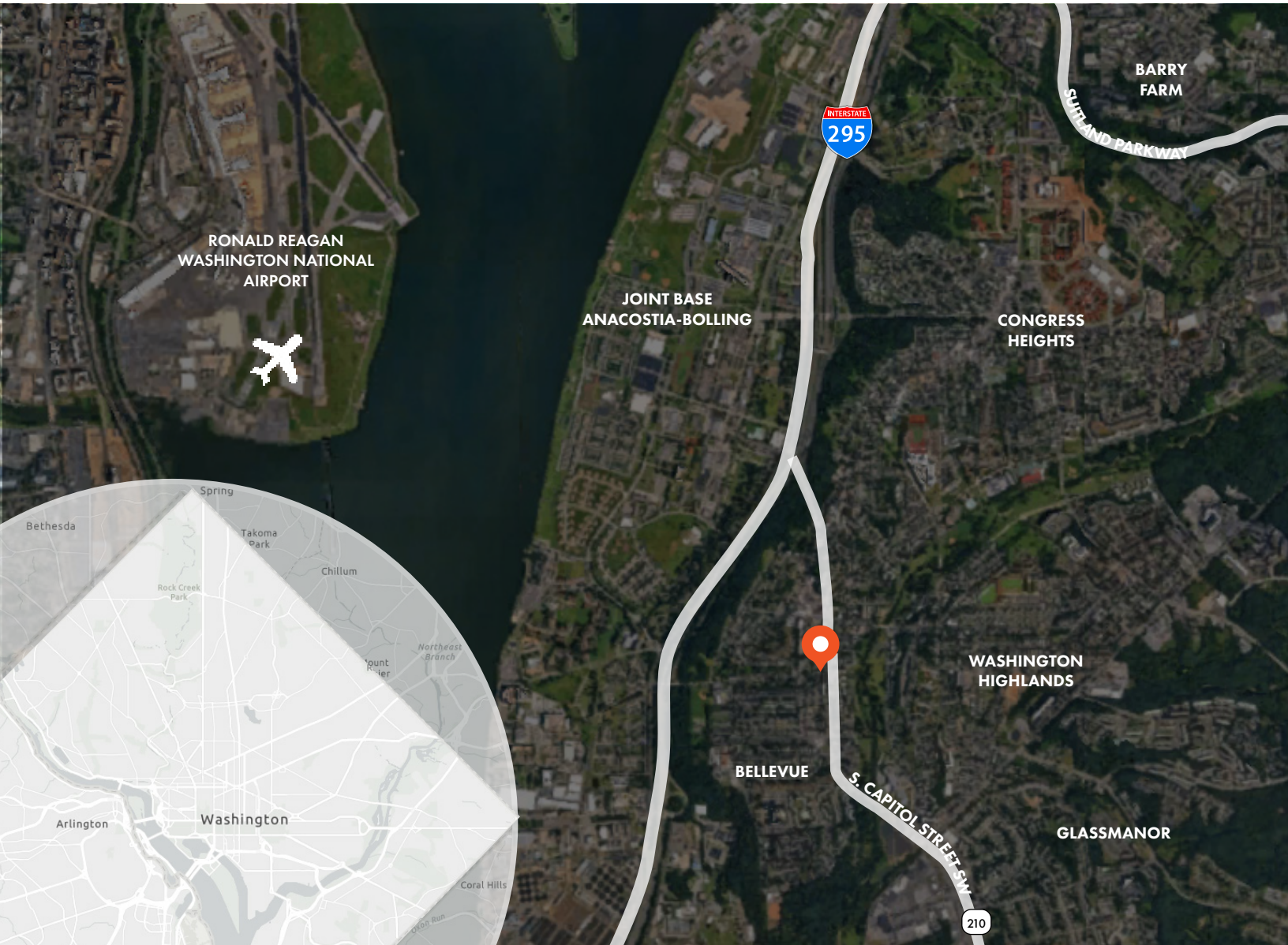
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## LOCATION



**NEIGHBORHOOD:**

**BELLEVUE**

**WARD:**

**8**

**QUADRANT:**

**SOUTHWEST**

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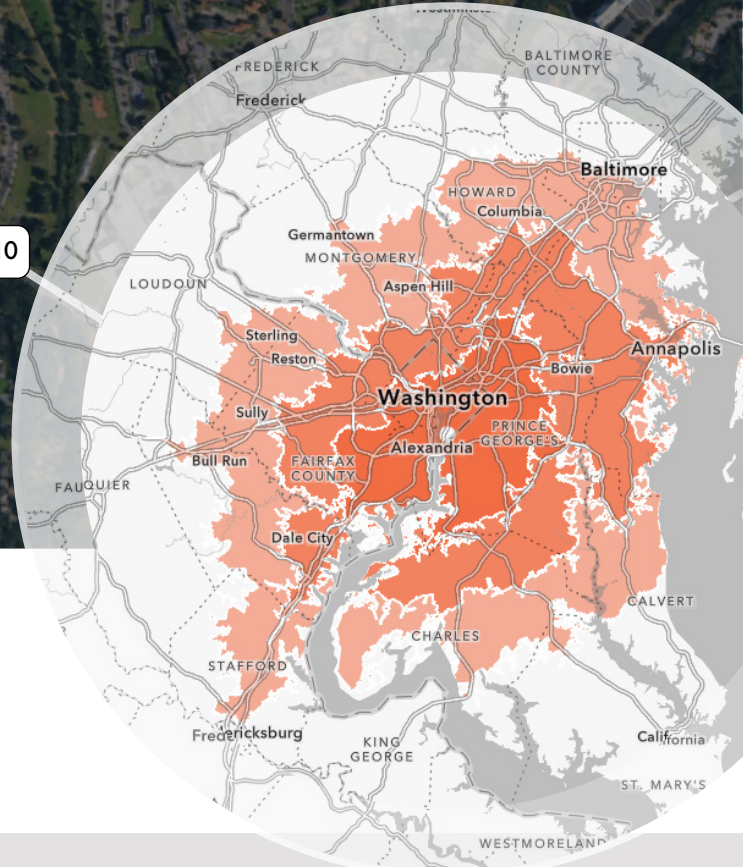
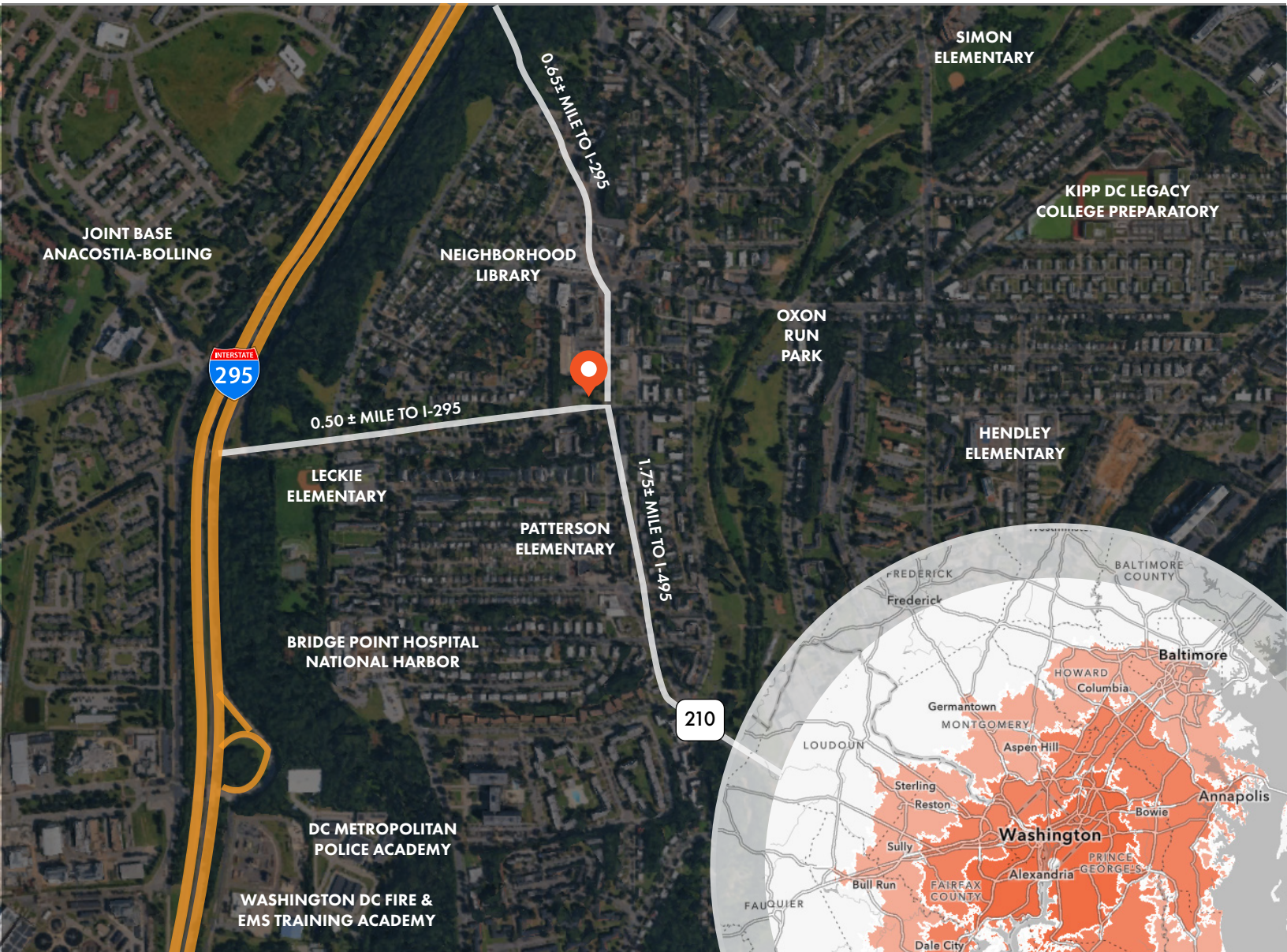
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**PROXIMITY**



**DRIVE TIMES (AWAY FROM PROPERTY @ 8AM MONDAYS)**

- 30 MINUTES:** ALEXANDRIA
- 45 MINUTES:** ANNAPOLIS
- 60 MINUTES:** BALTIMORE

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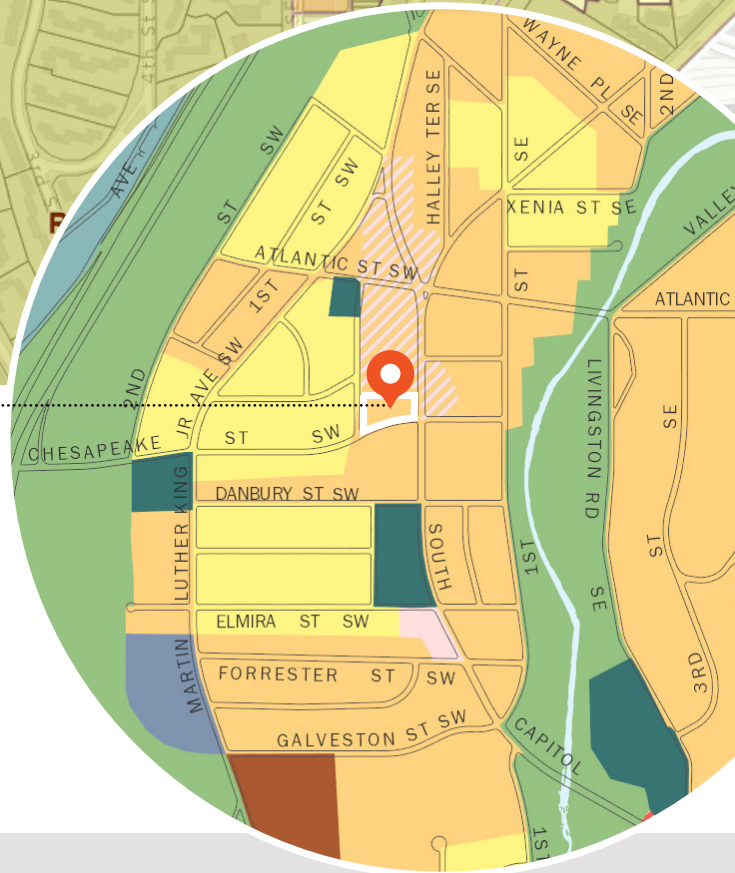
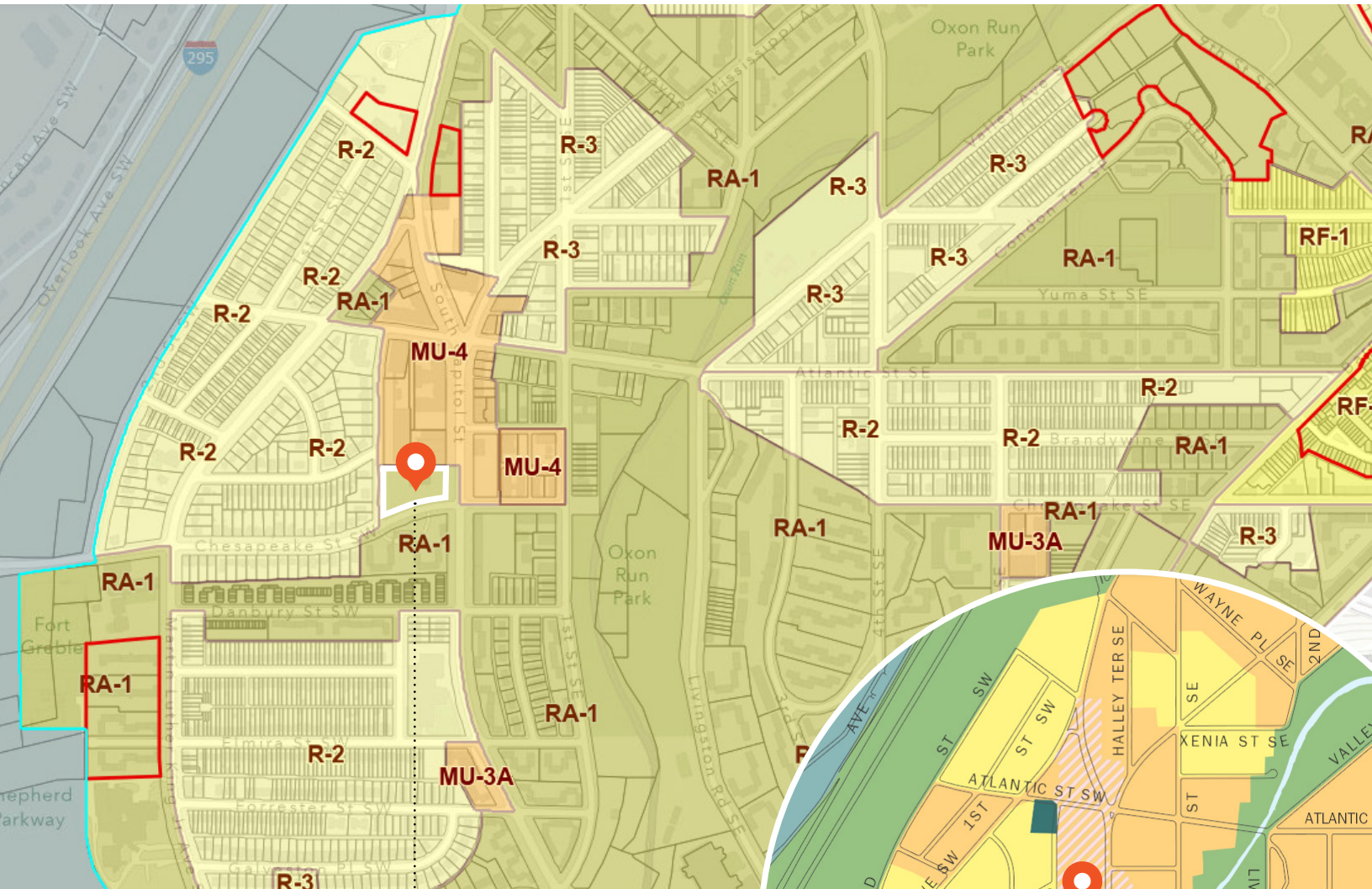
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## ZONING



### RESIDENTIAL APARTMENT (ZONING)

Permits low to moderate-density development, including detached dwellings, row houses, and low-rise apartments

### MODERATE DENSITY RESIDENTIAL (FUTURE LAND USE)

Defines neighborhoods generally, but not exclusively, suited for row houses as well as low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single-family homes, two- to four- unit buildings, row houses, and low-rise apartment buildings. In some neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all).

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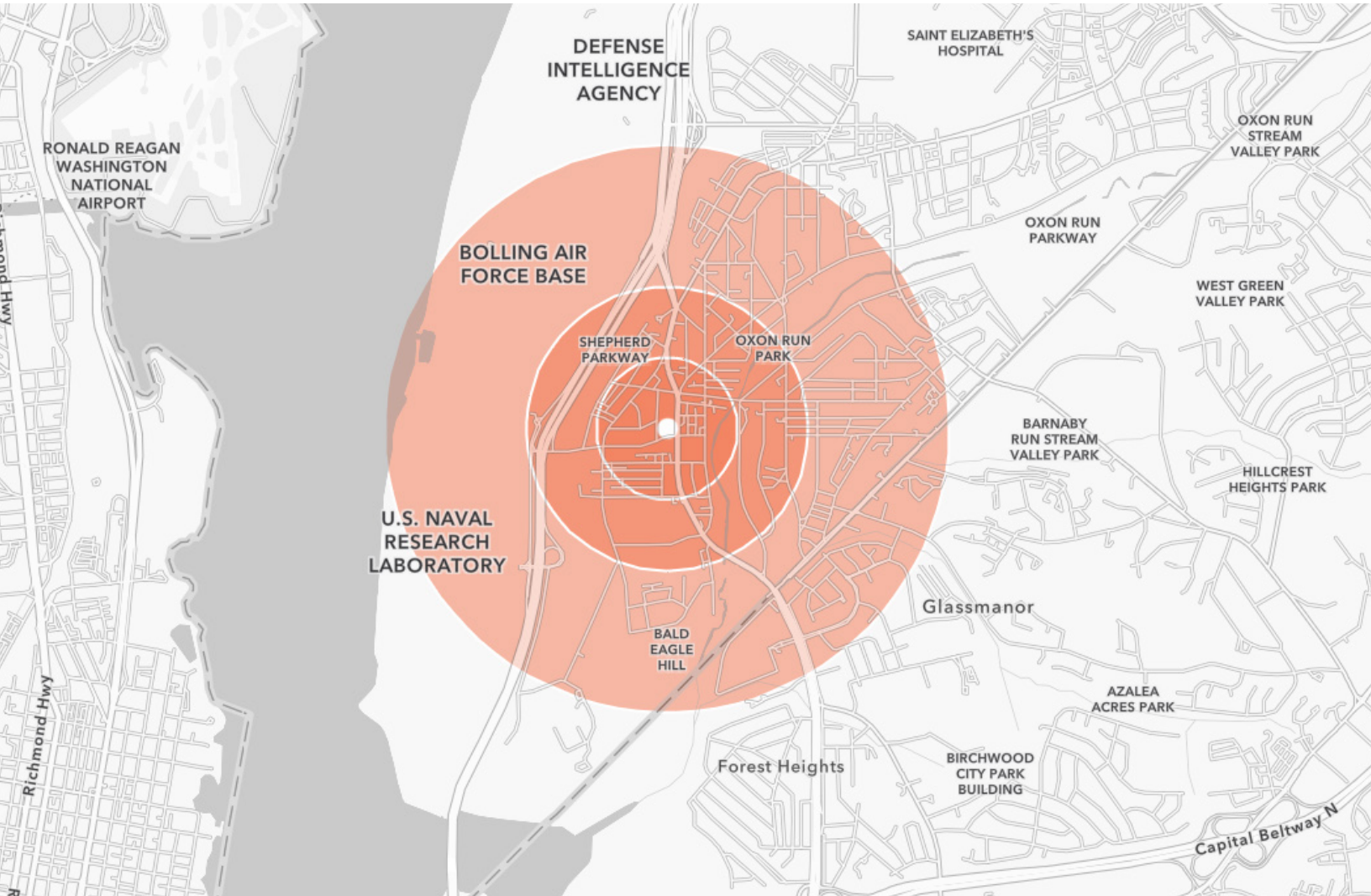
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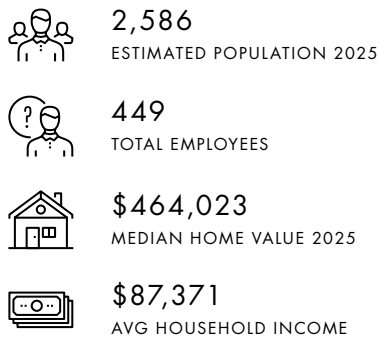
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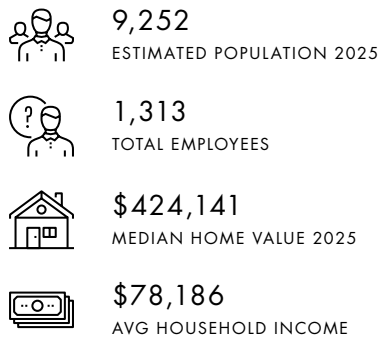
### SITE DEMOGRAPHICS



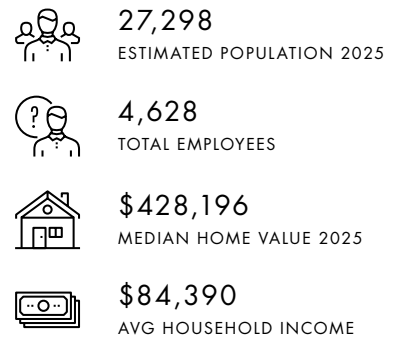
#### .25 MILE RADIUS



#### .50 MILE RADIUS



#### 1 MILE RADIUS



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