



Summary

Available SF: 4, 074 SF
 Gross Building Area: 7,322 SF
 Sale Price: \$1,545,000.00

Property Highlights

- Prime investment opportunity in the vibrant heart of Washington, DC.
- Remarkable 17 Unit Condo Conversion Delivered with plans and permits.
- Construction cost estimated between \$1.1-\$1.2M.
- Projected out-sale can range from \$4.2M - \$4.5M.
- Gross Rental Potential \$408K.
- ARV based on \$525/SF - \$600/SF
- 14 One Bedroom; 2 One bedroom with private terrace; 1 penthouse with 2 bedrooms and a private terrace.
- 4 parking spaces.
- Plans prepared by R. MICHAEL CROSS DESIGN GROUP. Their focus is multifamily condo conversion.
- This project is shovel ready with all permits and plans in place.

Demographics

2 Mile

5 Mile

10 Mile

Total Households:	60,248	313,696	802,851
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Total Population:	134,085	714,622	1,926,644
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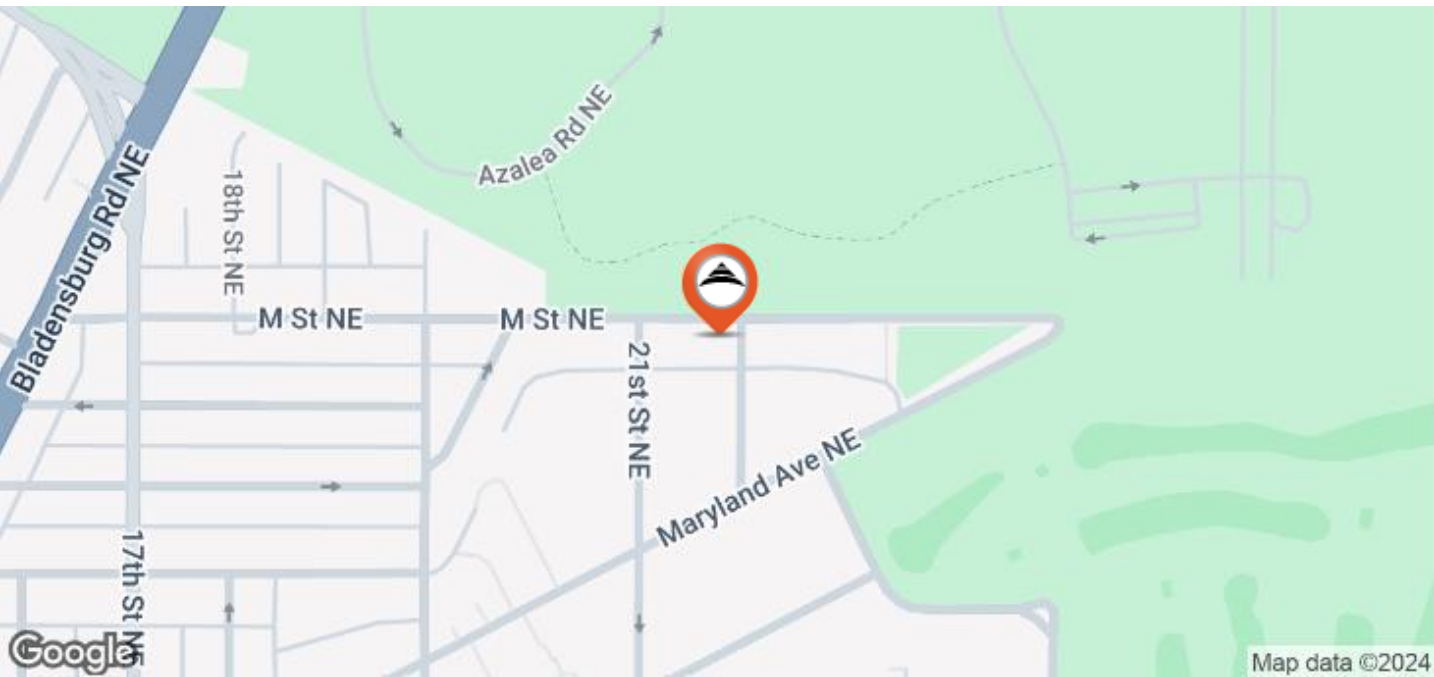
Average HH Income	\$121,373	\$116,773	\$127,559
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Oyku Hanna

703.435.4007 x 109

ohanna@veritycommercial.com

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Oyku Hanna
703.435.4007 x 109
ohanna@veritycommercial.com