

An aerial photograph of a residential neighborhood in Washington, DC. A large property, including a church with a steeple and several industrial-style buildings with solar panels, is outlined in orange. The surrounding area consists of brick houses, green trees, and a street with crosswalks.

FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY FOR SALE OR LEASE

2112 VARNUM ST NE | WASHINGTON, DC 20018

foundrycommercial.com

UP TO 35,485± SF ON 1.97± AC- FOR MORE INFO, PLEASE CONTACT: 301.512.8298

RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC



MISSION
PROPERTY
GROUP



2112 VARNUM ST NE | WASHINGTON, DC 20018

CURRENTLY REVIEWING OFFERS

PROPERTY DESCRIPTION

- The property contains 3 religious buildings on 1.97± acres of land in NE Washington DC. The property borders the Maryland line.
- The religious buildings includes three interconnected sections - a sanctuary area, an office area, and a three-story educational wing with a fellowship hall and kitchen on the first floor. There is a playground behind the educational wing.
- A retention pond on the northern end of the property is leased by the District of Columbia and the solar array in the parking lot (covered parking) and on top of the educational wing is leased space.
- The property is located on the hard corner of Varnum Street NE and Eastern Avenue NE. Eastern Avenue NE has a annual daily traffic count of 11,529 vehicles (2022 Count).

PARCEL ID	4233 0011
CURRENT USE	Religious
ZONING	R-1B
FUTURE LAND USE	RLD - Residential Low Density
# OF BUILDINGS	3 (interconnected)
TOTAL BUILDING SF	35,485± SF
ACREAGE	1.97± AC
PARKING	45± paved spots, street

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
301.461.2932
justin.barker@foundrycommercial.com



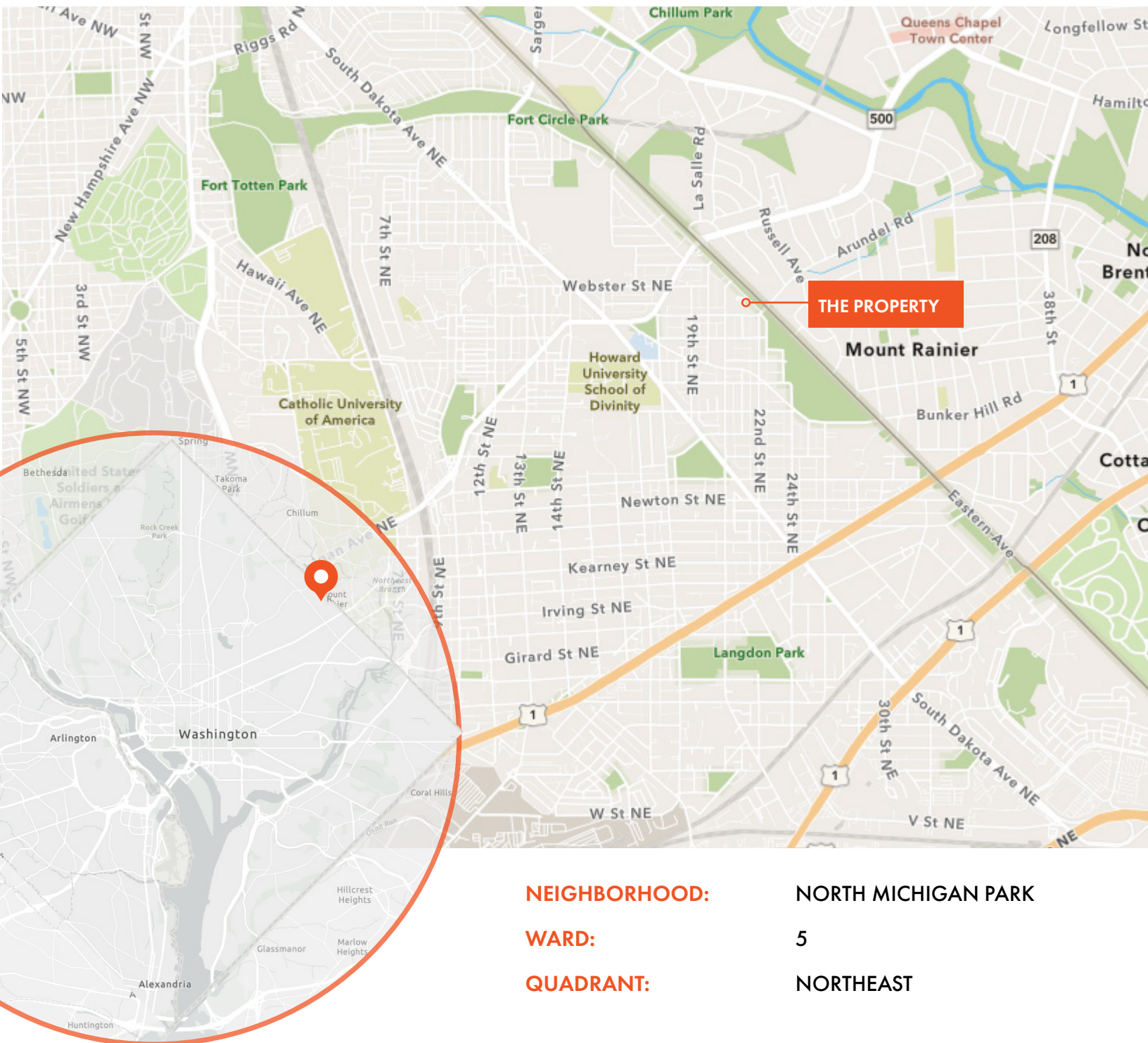
MISSION
PROPERTY
GROUP

RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

LOCATION



THE PROPERTY

Mount Rainier

NEIGHBORHOOD:

NORTH MICHIGAN PARK

WARD:

5

QUADRANT:

NORTHEAST

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
301.461.2932
justin.barker@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

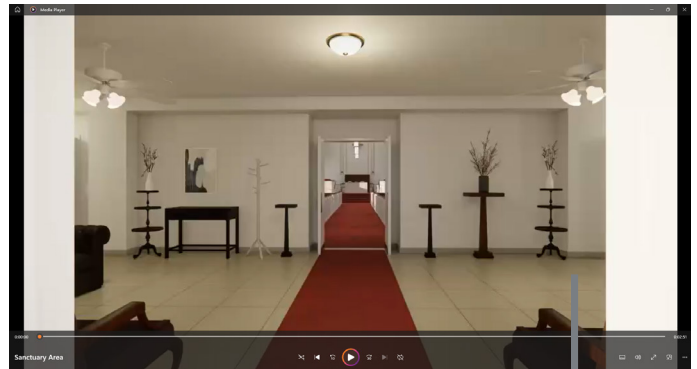
RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC

FOUNDRY
COMMERCIAL

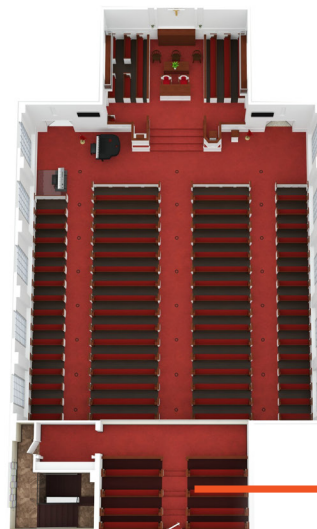
MISSION
PROPERTY
GROUP

FLOOR PLAN - SANCTUARY AREA (17,715± SF)

Office Area
Additional
2,250± SF



**CLICK ON IMAGE
FOR VIRTUAL TOUR
OF THIS AREA OF THE
PROPERTY**



BALCONY

SANCTUARY

NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
301.461.2932
justin.barker@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

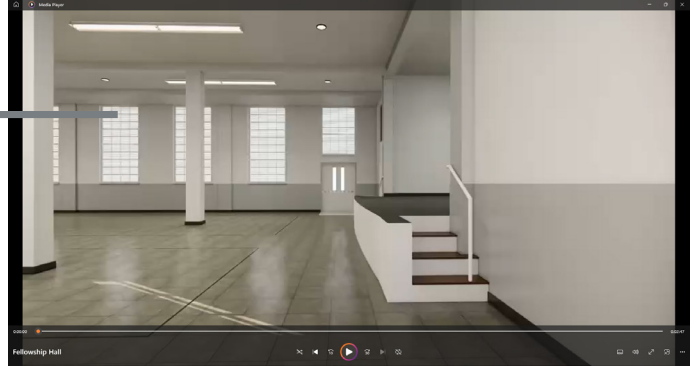
RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

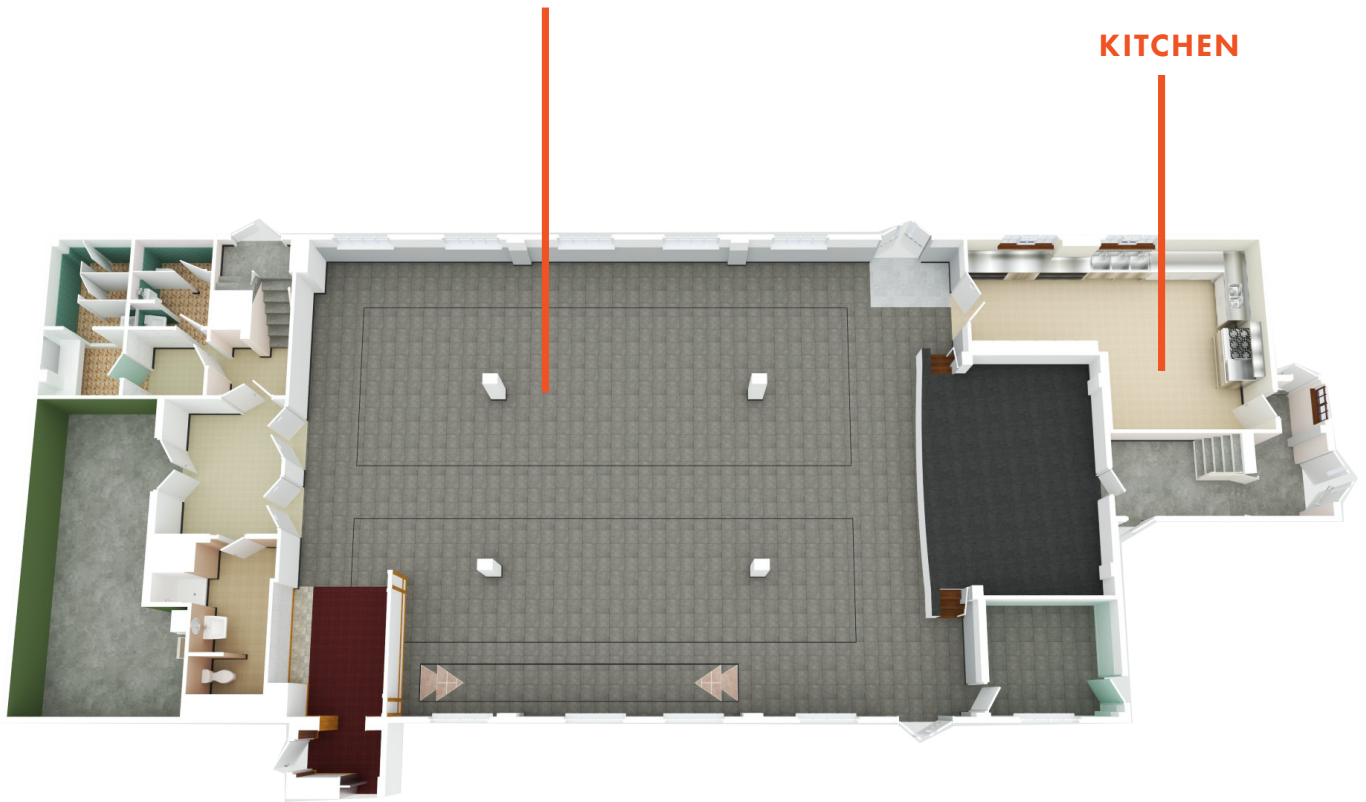
FLOOR PLAN - FELLOWSHIP HALL (2,880± SF)

**CLICK ON IMAGE
FOR VIRTUAL TOUR
OF THIS AREA OF THE
PROPERTY**



FELLOWSHIP HALL

KITCHEN



NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
301.461.2932
justin.barker@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

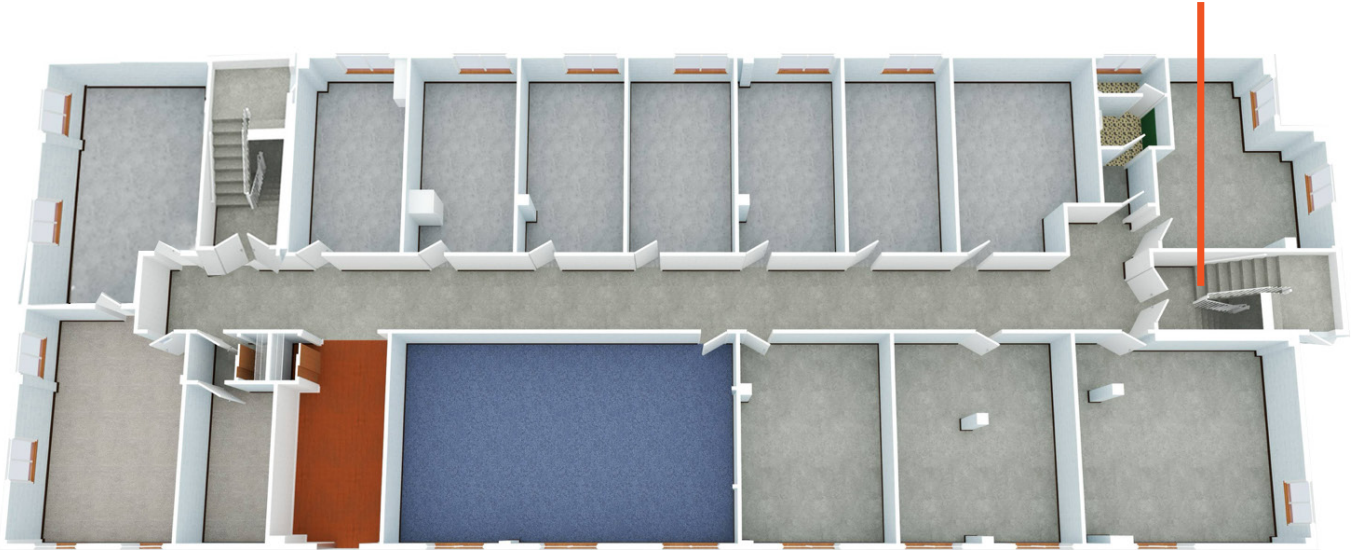
RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

FLOOR PLAN - EDUCATIONAL AREAS (12,890 ± SF)

THIRD FLOOR (6,445 ± SF)



SECOND FLOOR (6,445 ± SF)



NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
301.461.2932
justin.barker@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

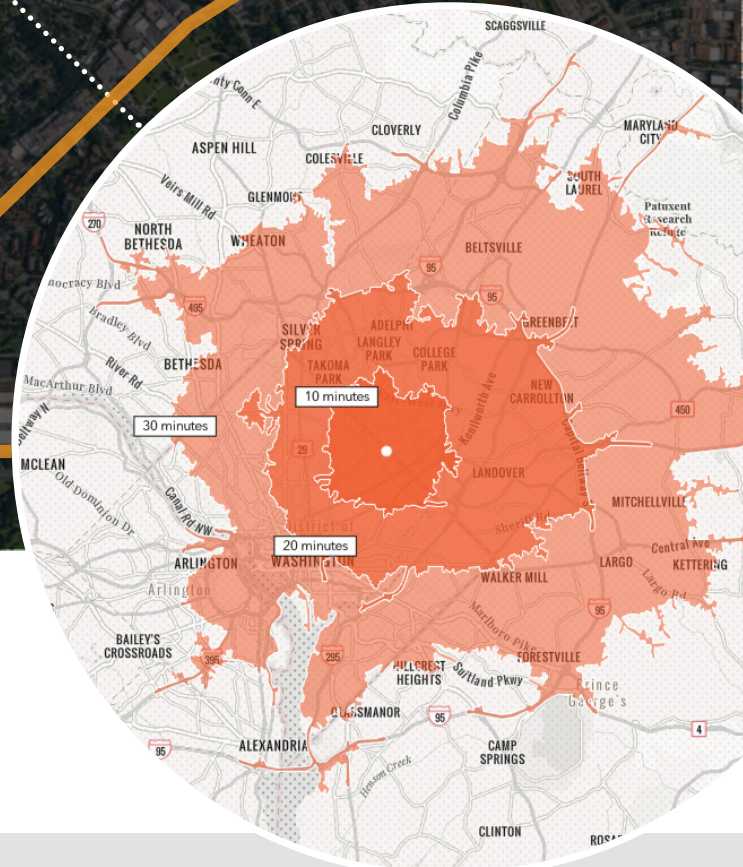
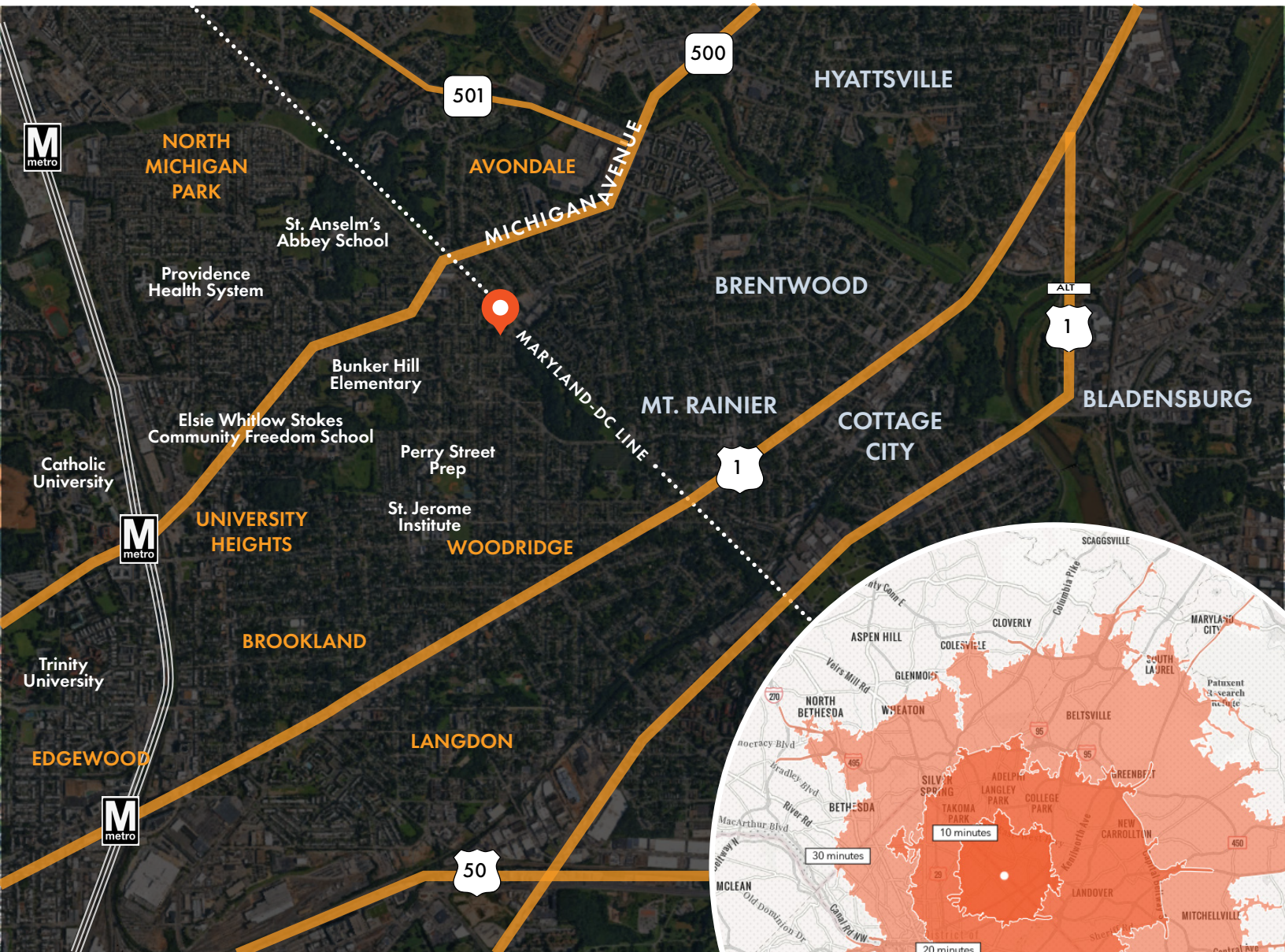
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC

FOUNDRY
 COMMERCIAL

MISSION
 PROPERTY
 GROUP

PROXIMITY & DRIVE TIMES



TO MAJOR THOROUGHFARES

- 0.3 MILES** **MICHIGAN AVENUE**
- 0.8 MILES** **ROUTE 1**
- 2.5 MILES** **ROUTE 50**

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
 Managing Director, Metro DC
301.512.8298
 andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
 Vice President
407.540.7789
 carlin.beekman@foundrycommercial.com

JUSTIN BARKER
 Vice President
301.461.2932
 justin.barker@foundrycommercial.com

FOUNDRY
 COMMERCIAL

MISSION
 PROPERTY
 GROUP

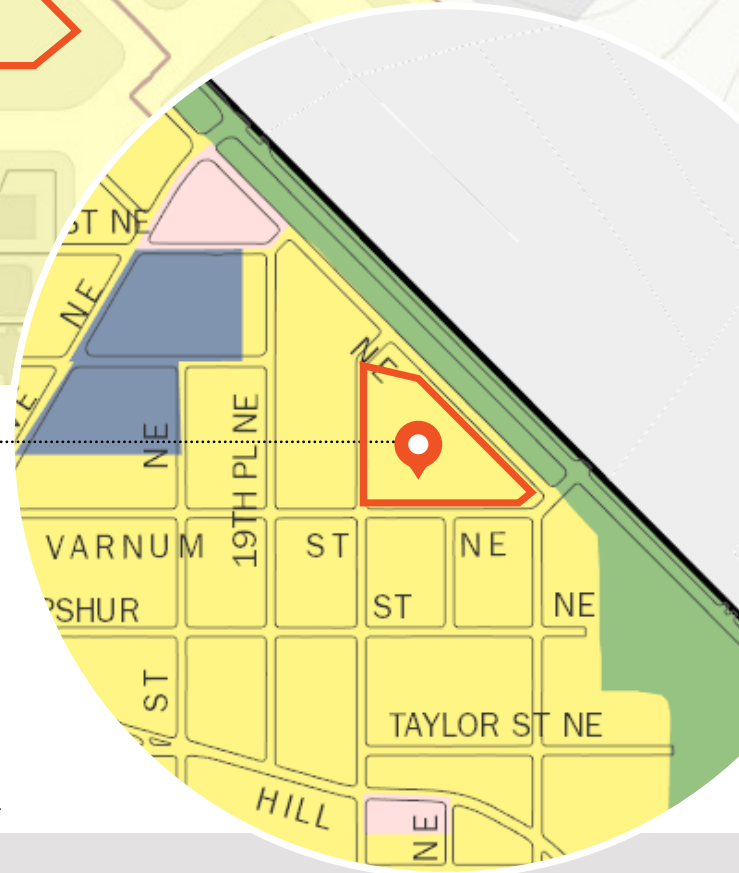
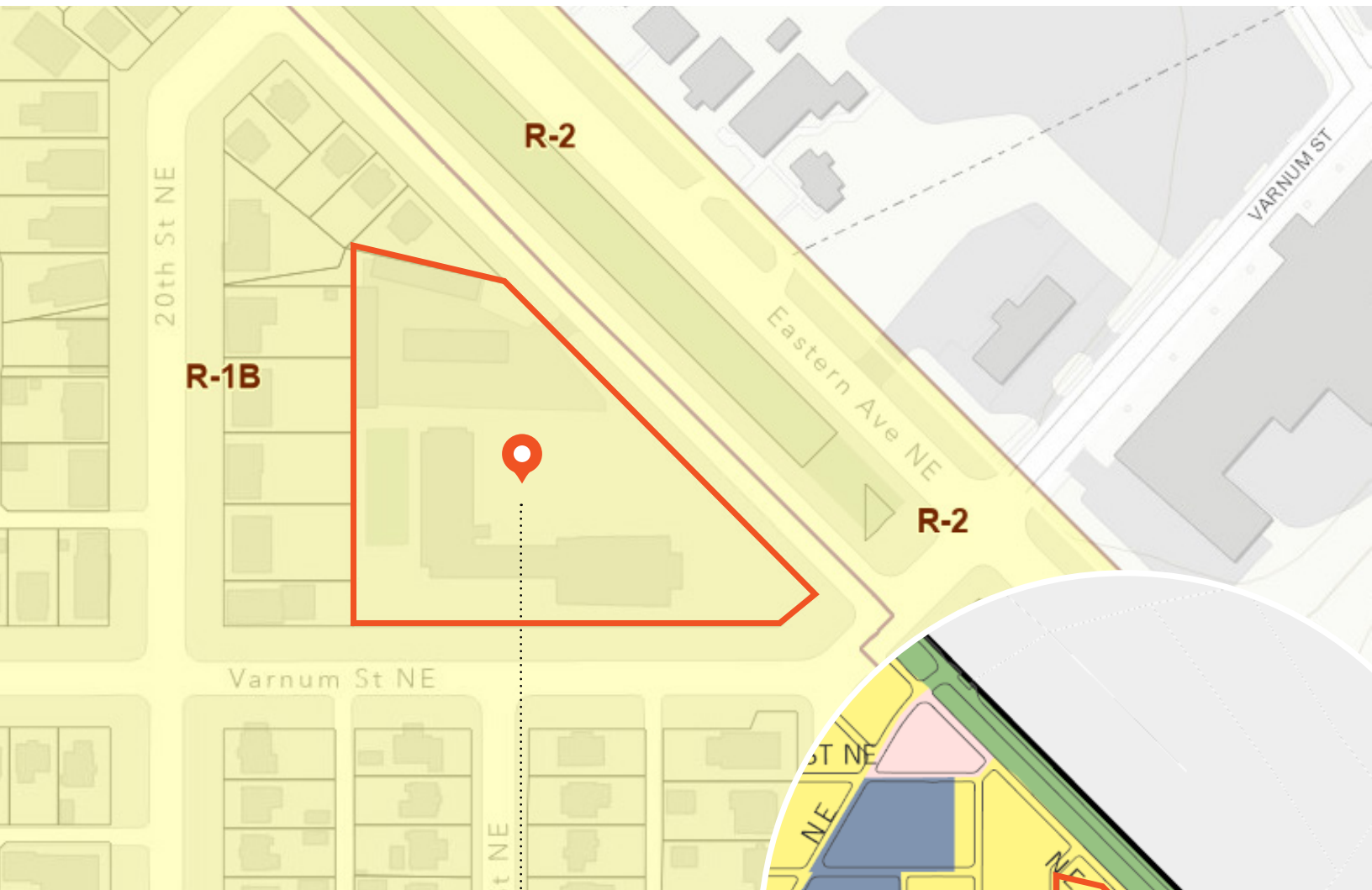
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

ZONING



RESIDENTIAL (ZONING)

The purposes of the R-1B zone is to “protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and stabilize the residential areas and promote a suitable environment for family life. The R-1B zone is intended to provide areas predominantly developed with detached houses on moderately sized lots”.

MINIMUM LOT AREA IS 5,000 SF WITH 40% LOT OCCUPANCY

RESIDENTIAL LOW DENSITY (FUTURE LAND USE)

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
301.461.2932
justin.barker@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

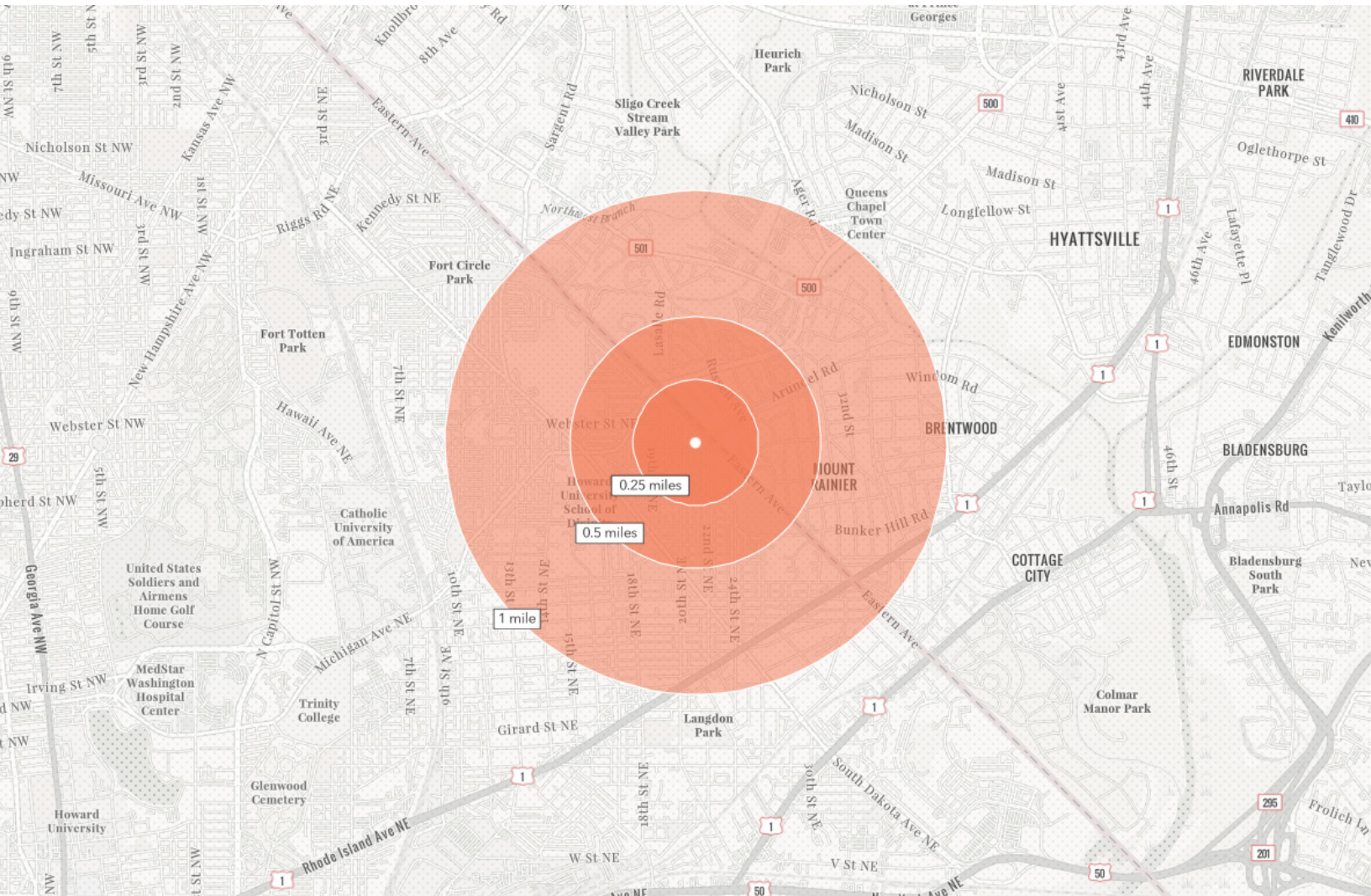
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY FOR SALE OR LEASE
UP TO 35,485± SF ON 1.97± AC



MISSION
PROPERTY
GROUP

SITE DEMOGRAPHICS



.25 MILE RADIUS	.50 MILE RADIUS	1 MILE RADIUS
1,229 ESTIMATED POPULATION 2025	5,847 ESTIMATED POPULATION 2025	25,090 ESTIMATED POPULATION 2025
2,181 TOTAL EMPLOYEES	3,104 TOTAL EMPLOYEES	7,623 TOTAL EMPLOYEES
\$711,875 MEDIAN HOME VALUE 2025	\$672,917 MEDIAN HOME VALUE 2025	\$653,629 MEDIAN HOME VALUE 2025
\$122,915 AVG HOUSEHOLD INCOME	\$120,277 AVG HOUSEHOLD INCOME	\$129,190 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
 Managing Director, Metro DC
301.512.8298
 andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
 Vice President
407.540.7789
 carlin.beekman@foundrycommercial.com

JUSTIN BARKER
 Vice President
301.461.2932
 justin.barker@foundrycommercial.com



MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.