

# FOR SALE

1200 DELAFIELD PLACE NW  
WASHINGTON, DC 20011

**Reliant**  
Realty Advisors

## PETWORTH/GEORGIA AVENUE NW CORRIDOR IN WASHINGTON, DC

5,540 SF LOT FOR REDEVELOPMENT - MU-4 ZONING  
WITH UP TO 16,620 FAR SF DEVELOPMENT BY-RIGHT

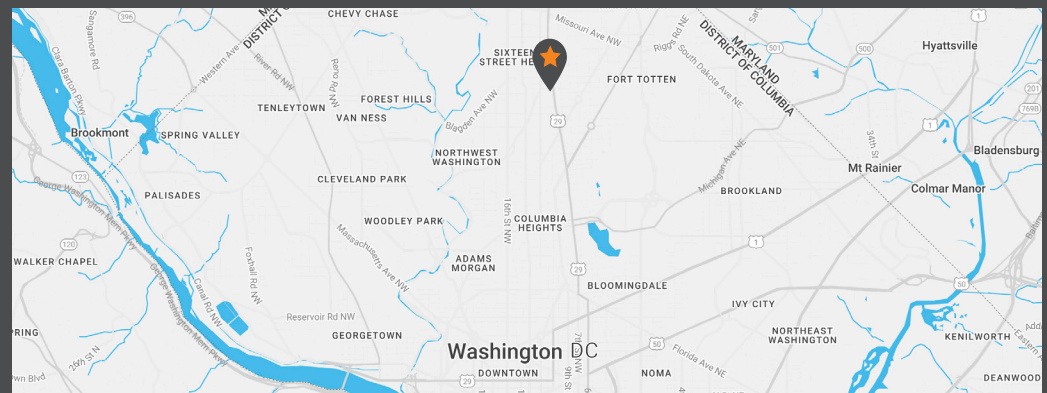
— OR —

APPROX. 4,700 SF FREESTANDING RESIDENTIAL/COMMERCIAL BUILDING  
FOR CHURCH/CHAPEL WITH ON-SITE RESIDENCE OR DAY CARE



### INVESTMENT OPPORTUNITY

- + 5,540 SF corner lot with alley access
- + Currently the Jones Haywood Dance Studio, building suitable for Church, Day Care or Non-Profit
- + MU-4 zoning allows up to 16,620 SF redevelopment by-right
- + Located on one of DC's main arteries with good access to Downtown DC and Maryland
- + Redevelopment Opportunity for Residential multifamily or condominium



# PROPERTY OVERVIEW

## ADDRESS:

1200 DELAFIELD PLACE NW WASHINGTON, DC 20011

## LOT SF:

5,540

## YEAR BUILT:

1921

## SQUARE / LOT:

2922 / 0039

## APPROX DIMENSIONS:

50' x 100' x 61' x 100' (TRAPEZOID SHAPED LOT)

## ZONING:

MU-4

## UTILITIES:

ELECTRIC, GAS, WATER UTILITIES ON SITE

## EXISTING IMPROVEMENTS:

80' X 30' TWO-STORY, 4,689 SF RESIDENTIAL & COMMERCIAL BUILDING

## RESIDENTIAL REDEVELOPMENT:

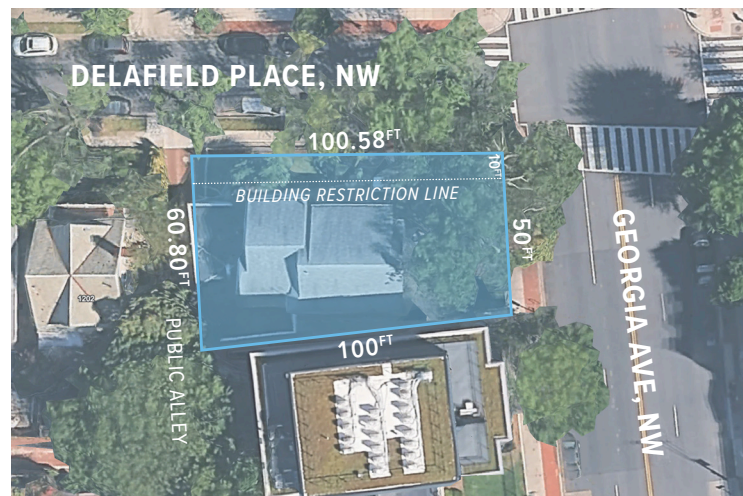
UP TO 16,620 SF (3.0 FAR W/ INCLUSIONARY ZONING)

## CURRENT TENANT:

JONES HAYWOOD DANCE STUDIO. TENANT PREFERS TO LEASE BACK POSTCLOSING FOR A LIMITED TIME. LEASE PAYMENTS TO BE NEGOTIATED.

## Confidentiality Agreement and Disclaimer:

This Confidential Offering Memorandum ("Memorandum") is solely for the use of the prospective purchaser in its evaluation of 1200 Delafield Place NW Washington, DC ("Property"). Reliant Realty Advisors, exclusive agent for the Property's owner ("Owner"), prepared this Memorandum and while the information contained in this analysis is deemed to be reliable, neither Reliant Realty Advisors nor its representatives make any representations or warranties as to the accuracy or completeness of the information contained in this analysis.



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