

For Sale

Two-story Building Ideal for Religious Facility, School & More!

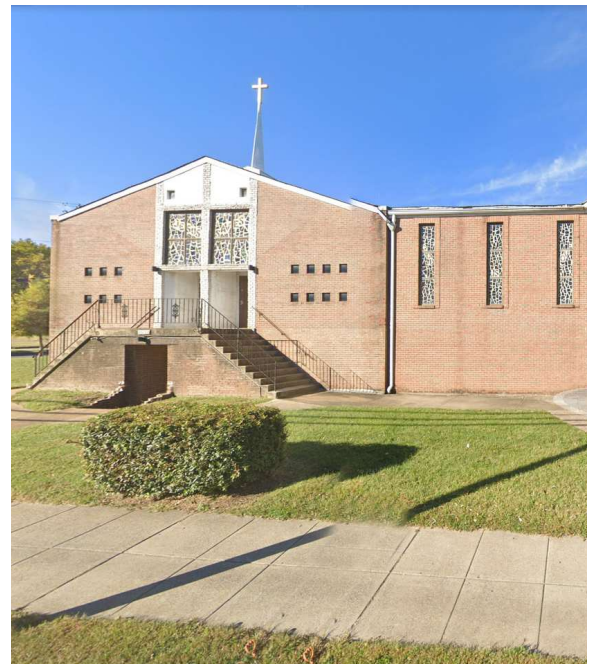


## 4551 Benning Rd SE

Washington, District of Columbia 20019

### Property Highlights

- Two-story church totaling 14,618± SF
- Features large main sanctuary with seating for approx. 400
- Fellowship hall, conference room, offices, commercial-grade kitchen and roof-mounted solar panels
- Surface parking with 63 spaces
- At-grade entrances on each level
- Frontage along busy Benning Road corridor, with 24,700 vehicles per day traffic count
- Walking distance to Benning Road Metro Station (Blue/Silver line)
- Public transit stop (V7, V8, W4) is in front of property
- Next to DC DMV Benning Ridge Service Center
- **REDUCED SALE PRICE: \$3,975,000**



**Terry Rogers**

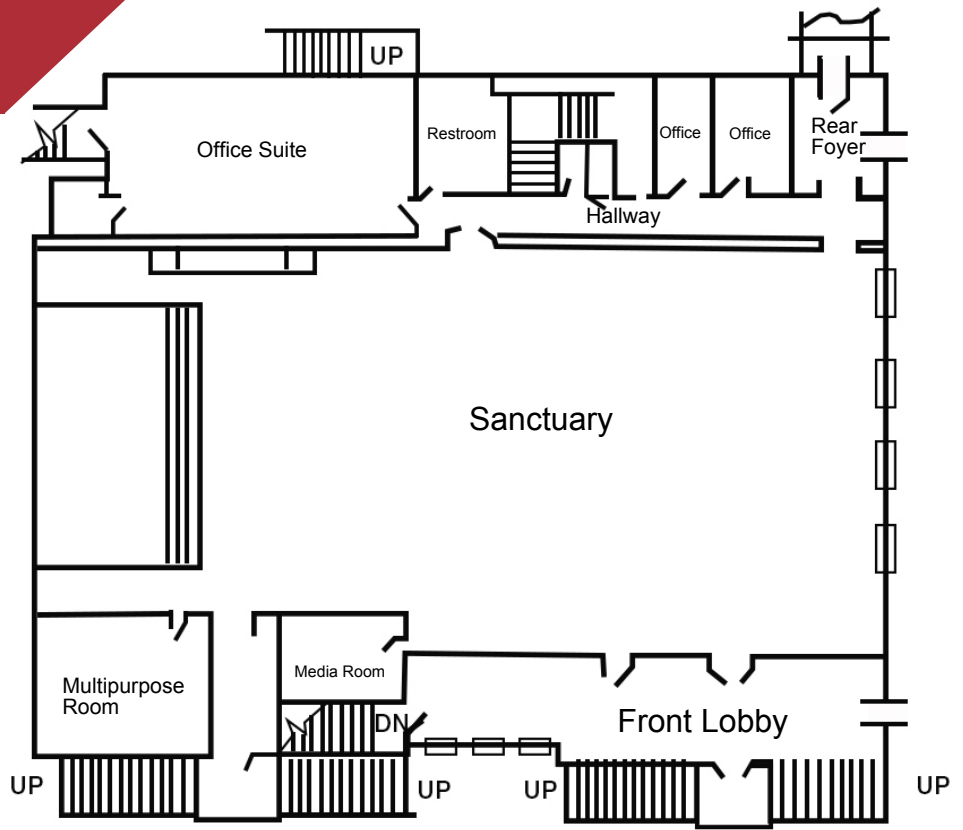
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**Edward Lockett**

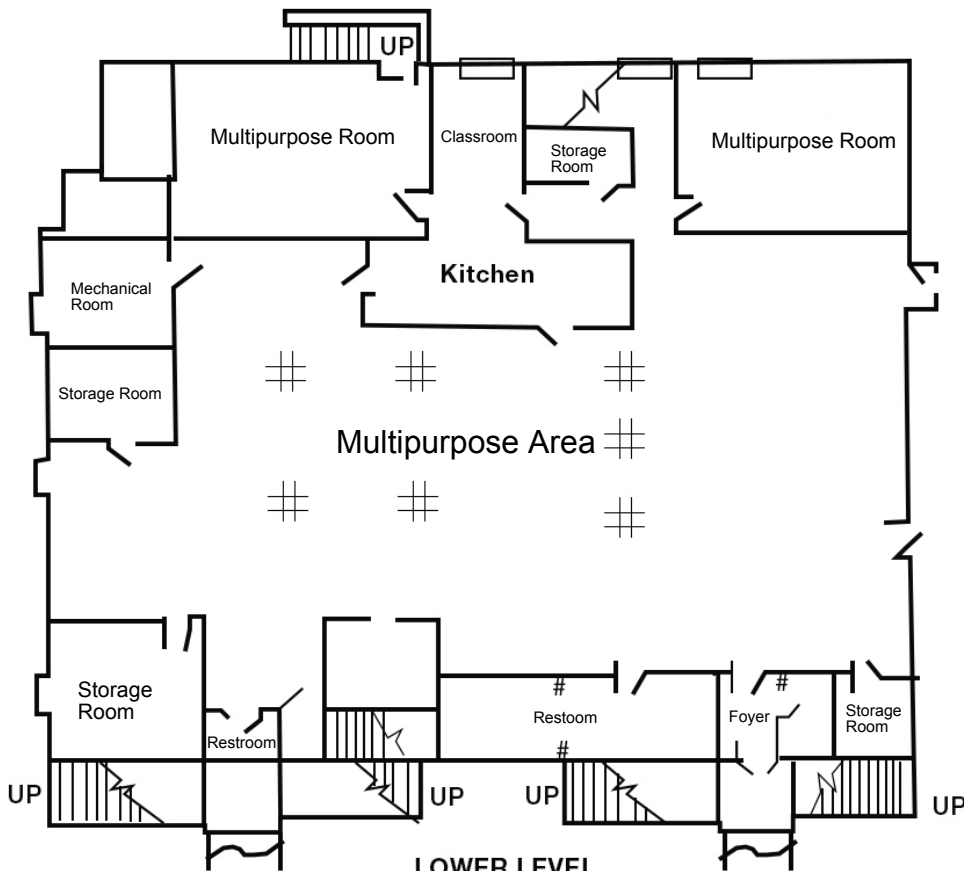
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UPPER LEVEL  
NOT-TO-SCALE

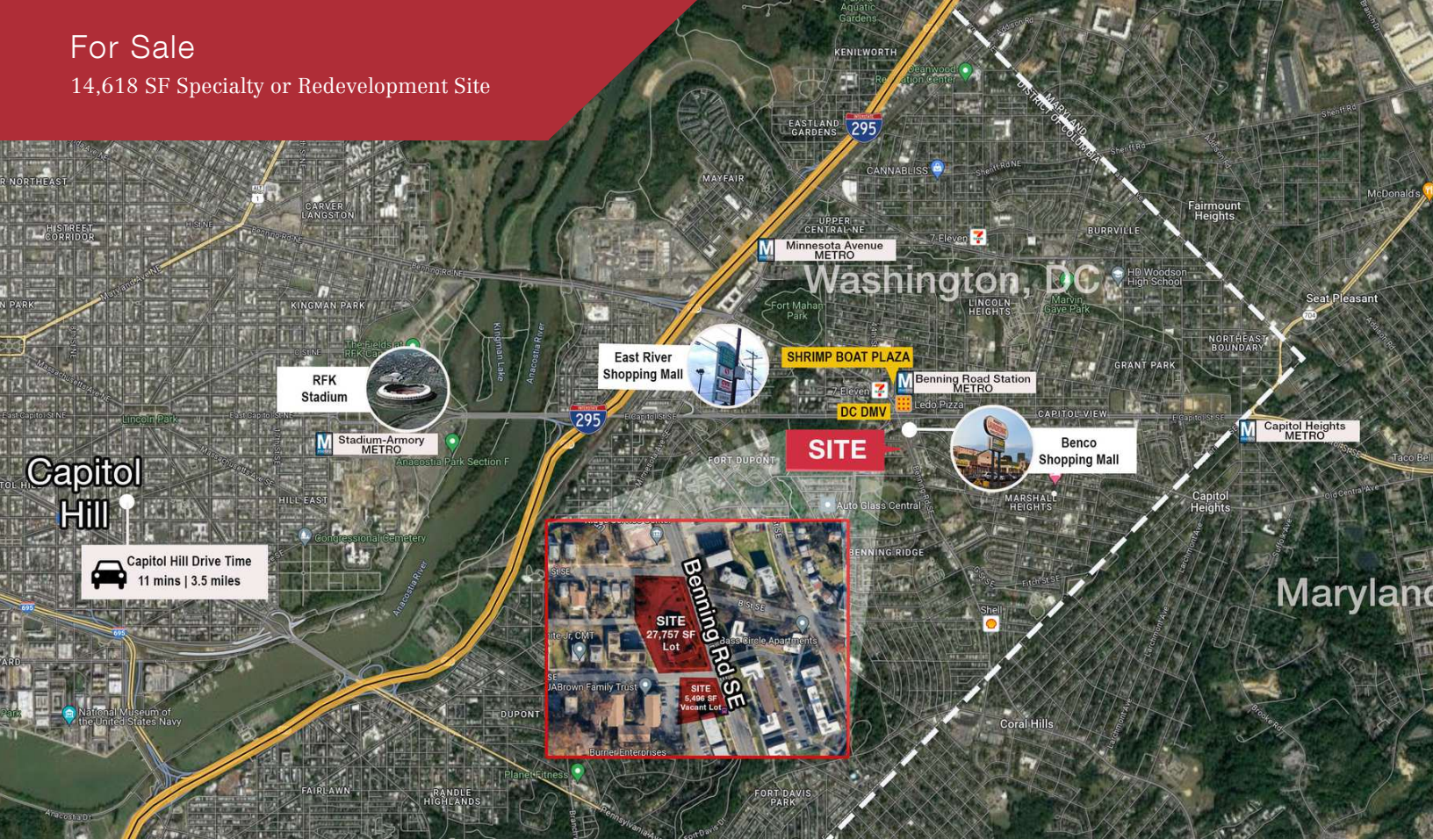


LOWER LEVEL  
NOT-TO-SCALE



For Sale

14,618 SF Specialty or Redevelopment Site





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