

For Sale

± 15,686 SF Church | Specialty



## 4417 Douglas St NE

Washington, District of Columbia 20019

### Property Description

NAI Michael is pleased to offer for sale 4417 Douglas Street NE in Washington DC. The property is a 15,686± square foot, three-story building situated on 1.07± acres of land. It features a beautiful, high-capacity sanctuary and ample surface parking, making it ideal for religious or church uses. The property also offers an excellent redevelopment opportunity.

### Location Overview

4417 Douglass Street NE is located right off DC 295 (Anacostia Freeway) and Kenilworth Avenue, providing a user, developer or investor with a highly desirable site in one of the top emerging economic corridors in the District of Columbia. Additionally, the property is around the corner from the \$300M+ redevelopment project of Kenilworth Courts and Aquatic Gardens. This location provides great access to nearby amenities, neighborhoods, and major highways.



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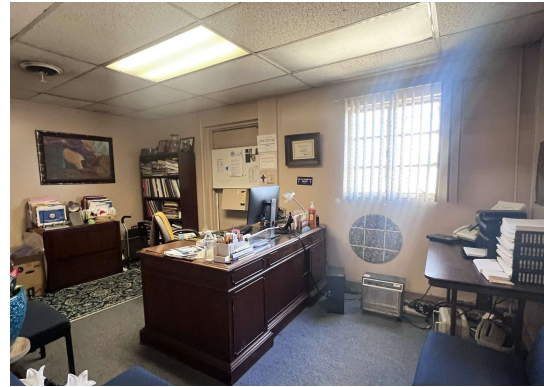
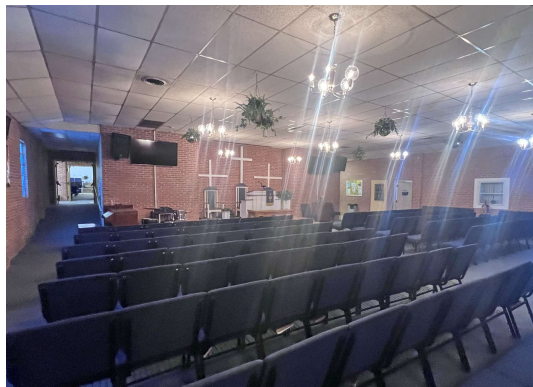


## PROPERTY HIGHLIGHTS

- Church building totaling 15,686± SF on 1.07± acres
- Beautiful sanctuary with over 1,000-person seating capacity
- Notable features include a fellowship hall (250 capacity), interior balcony and sound room, six classrooms, conference room, nurses/usher room, private offices, and multiple storage rooms
- One elevator
- Commercial kitchen and food pantry
- 100 parking spaces
- Mechanical features include one boiler, 18 air conditioning units, electrical closets, hot water heater, and sump pump
- **SALE PRICE: \$6,000,000**



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



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