



Terring Wang

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**1658 33RD ST NW,
WASHINGTON, DC
20007**

For Sale

EXECUTIVE SUMMARY

Street Address:	1658 33rd St NW
City, State, Zip:	Washington, DC 20007
Building Size:	2,924 SF
Stories:	3
Land AC:	0.02 AC
Class:	C
Year Built/Renov:	1917/2011
Zoning:	MU-4
Occupancy:	100%
Parcel Number:	1290-0237
Parking:	Street Parking
Frontage:	22 FT of 33rd St NW

PROPERTY FEATURES

Located in the vibrant heart of Georgetown, this 2924 SF mixed-use property presents a compelling investment opportunity.

- **Spanning three floors w/ private lower level entrance & additional kitchenette & plenty of storage spaces, a rare find in the heart of Georgetown.**
- **Positioned in Georgetown's thriving rental market, the property offers long-term value growth potential.**
- **Benefit from the consistent demand in Georgetown and capitalize on this exceptional investment chance in one of Washington DC's most sought-after neighborhoods.**



PROPERTY HIGHLIGHTS

2,924 SF mixed-use property featuring ground-floor retail space and upscale residential units on the upper level. ✓

✓ Ground floor retail space & lower level recently occupied by Coco Spa; the top level currently is occupied as 1 bedroom condo with 1 full bath and laundry in the unit.

✓ Excellent access and visibility (to Wisconsin Ave and Reservoir Rd) ✓

✓ Close proximity to Georgetown University, Corcoran College of Art & Design, American University, and George Washington University.

✓ Potential for both immediate rental income and long-term appreciation. ✓



LOCATION OVERVIEW

Location: 1658 33rd St NW, Georgetown, Washington, DC

Neighborhood: Prestigious and historic, known for its unique charm and upscale appeal

Visibility: Prominent thoroughfare with excellent visibility and accessibility

Proximity: Close to Georgetown University, Embassy Row, and major attractions such as Georgetown Waterfront Park, The Old Stone House, Dumbarton Oaks, C&O Canal, and Tudor Place Historic House & Garden

Local Appeal: Upscale retail, gourmet dining, and cultural venues; dynamic environment with substantial foot traffic

Investment Potential: Highly desirable location offering strong investment opportunities in one of DC's most sought-after neighborhoods

BUSINESS MAP



TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Reservoir Road Northwest	Wisconsin Ave NW E	11,064	2022	0.03 mi
Reservoir Rd NW	Wisconsin Ave NW E	3,286	2022	0.03 mi
Wisconsin Avenue Northwest	Reservoir Rd NW SE	17,676	2022	0.05 mi
Wisconsin Ave NW	Reservoir Rd NW SE	16,783	2018	0.06 mi
Wisconsin Ave NW	Q St NW SE	15,388	2022	0.08 mi
33 rd St NW	Q St NW S	2,995	2022	0.09 mi
33 rd St NW	Reservoir Rd NW S	2,624	2018	0.10 mi
34 th Street Northwest	Q St NW S	5,006	2022	0.11 mi
R Street Northwest	Wisconsin Ave NW W	8,333	2022	0.11 mi
R St NW	Wisconsin Ave NW E	5,990	2022	0.11 mi

DEMOGRAPHICS

POPULATION

	1 mile	3 miles	5 miles
2024 Population	25,646	306,732	735,529

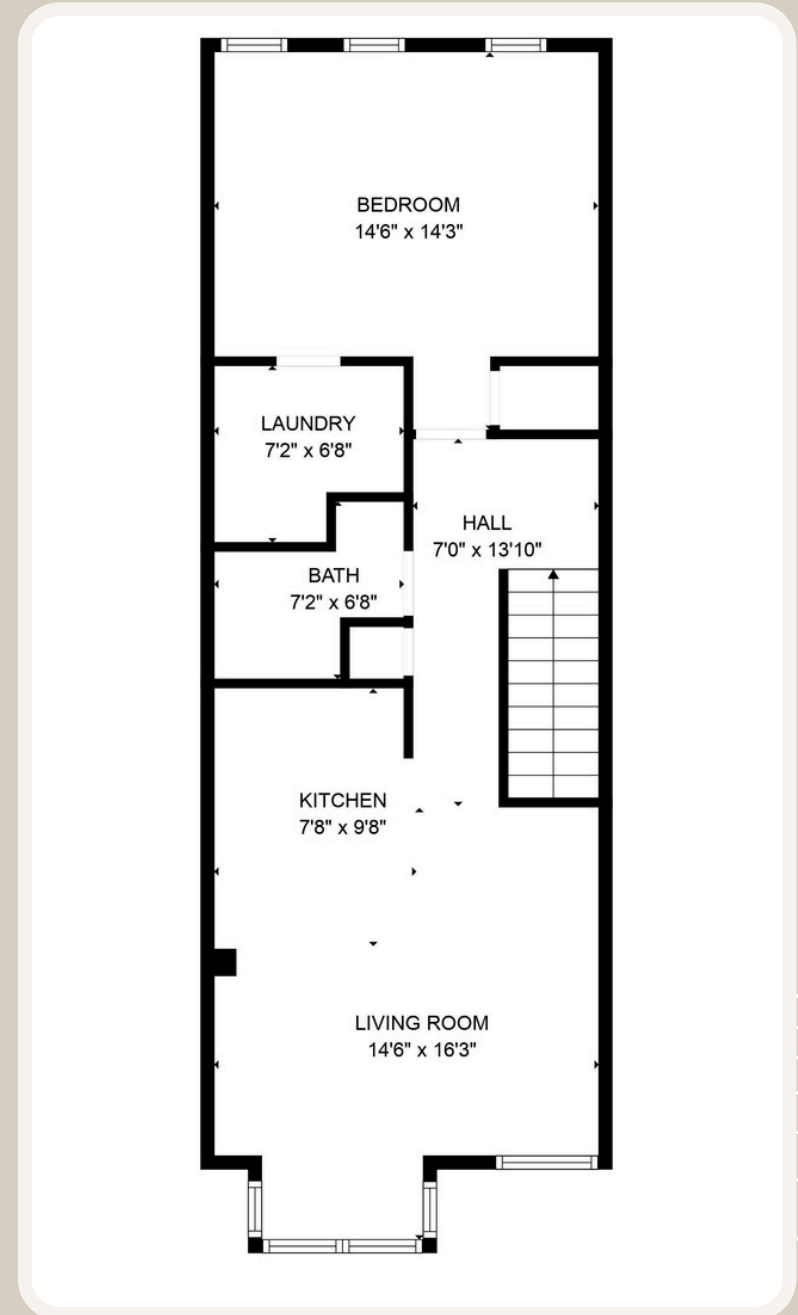
HOUSEHOLDS

	1 mile	3 miles	5 miles
2024 Households	12,941	155,523	347,901

HOUSEHOLD INCOME

	1 mile	3 miles	5 miles
Avg Household Income	\$162,427	\$152,065	\$150,218
Median Household Income	\$124,202	\$121,138	\$118,780

FLOOR PLAN

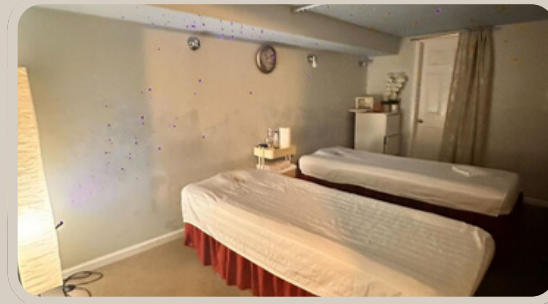


Upper Level Floor Plan

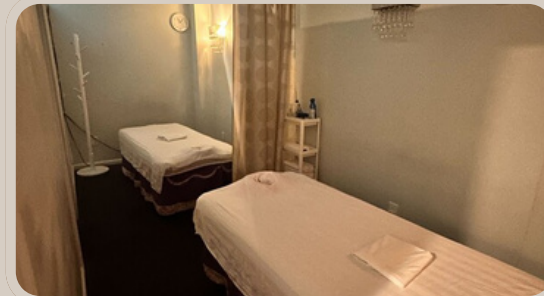
PROPERTY PHOTOS



Front of the building



Ground floor massage area



Ground floor massage area



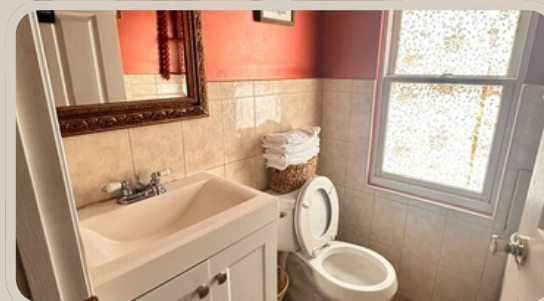
Ground floor Coco Spa receiving area



Ground floor hallway



Back Entrance to Lower level storage



Ground floor bathroom



Residential unit at second floor



Residential unit at second floor



Laundry unit with bathroom at second floor



CONTACT US:



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