

For Sale | Mixed-Use | Dupont Circle



1723 Connecticut Ave NW
Washington, DC 20009

INVESTMENT HIGHLIGHTS

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- **Second Gen Restaurant / Owner Occupant Potential:** Operable hood vent and bar infrastructure are in place. Layout offers the potential for a multi level bar/restaurant concept. In place leases are in play, allowing for a purchaser to collect offsetting income from the 2nd and 3rd levels, while occupying their business in the 1st and lower level spaces.
- **Ideal Location:** Well situated on Connecticut Avenue in the Heart of Dupont Circle and within 5 minutes of the Metro.
- **Attractive In-Place Income:** Features a long-time 2nd level tenant (Bite the Fruit) with remaining term and a newly renovated 3rd level Two-Bedroom Residential Unit.
- **Value-Add Opportunity:** Allows for an investor to re-tenant the 1st Level and Lower Level at market rent with a NNN Lease.



Owner Occupant
Optionality



Retail/Mixed-Use



Immediate Upside
Potential



Transit Accessible
Dupont Circle
Metro

BUILDING SUMMARY

RENT ROLL

Floor	Type	Space SF	Tenant	Rent	Lease Expiration
LL/1st	Retail	3,037 SF	Vacant	-	-
2nd	Retail	1,308 SF	Bite the Fruit	\$4,000/mo*	8/31/27**
3rd	Residential	1,675 SF	2 Bed	\$4,550/mo	7/31/2027
Total		6,020 SF		\$8,550/mo	

*Tenant is responsible for 20% of Real Estate Taxes, Insurance and \$2,500 admin fee

**Two (2) Four Year Renewal Options (3% Increases)

EXPENSE SUMMARY

2025 Expenses		
Expense Category	Gross	PSF
Real Estate Taxes	\$73,281	\$12.17
Insurance	\$5,939	\$0.98
Repairs & Maintenance	\$5,041	\$0.63
Utilities (LL-paid)	\$2,808	\$0.46
Management Fees*	\$8,243	\$1.37
	\$95,312	\$15.83



FLOORS
3 Plus Lower Level
& Loft



LAND AREA
1,539 SF

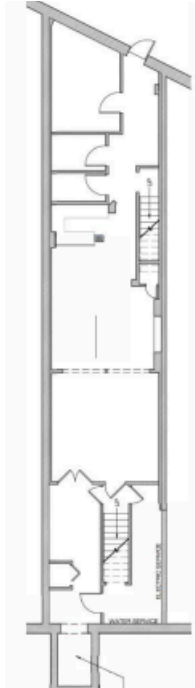


SQUARE LOT
0091/0034

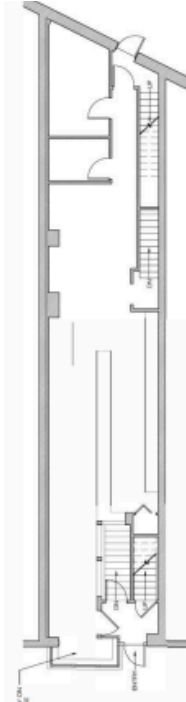


ZONING
MU-8B/DC

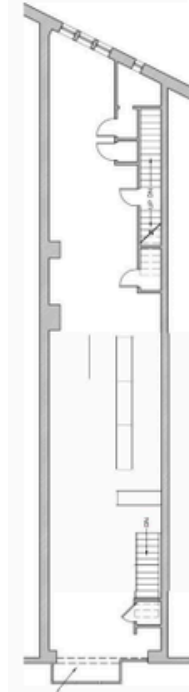
FLOOR PLANS



Lower Level - Retail



1st Floor - Retail



2nd Floor - Retail



3rd Floor & Loft - Residential

MAP

