

1,680 ± SF MULTIFAMILY BUILDING FOR SALE



1397 MORRIS RD SE Washington, DC 20020

PROPERTY HIGHLIGHTS

- Approximately 1,680 ± SF Multifamily Building
- 7,200 ± SF Lot (0.165 ± Acres)
- Lot 800, Square 5808
- Zoned R-3 (Residential Rowhouse)
- Masonry slab on-grade structure
- Neighborhood currently being revitalized within Barry Farm Revitalization
- Walking distance to Anacostia Metro Station
- **SALE PRICE: \$500,000**

LOCATION DESCRIPTION

The property is located in Washington, DC's Ward 8, on a corner lot with street frontage on Morris Road SE and Stanton Terrace SE in the Opportunity-Rich Anacostia submarket and is positioned near major redevelopment corridors such as Barry Farm, Skyland Town Center, and St. Elizabeths East. This property is very walkable and convenient to Metro and major redevelopment anchors. The neighborhood is currently experiencing a strong revitalization momentum while repositioning in a fast-transforming urban market.



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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.

7,200 SF Lot with Development & Expansion Potential
1397 MORRIS RD SE, WASHINGTON, DC 20020



DEMOGRAPHICS

			
	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	26,488	10,370	\$64,383
3 Miles	229,082	103,109	\$120,707
5 Miles	666,993	310,878	\$135,008

Demographics data derived from AlphaMap



7,200 SF Lot with Development & Expansion Potential

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INVESTMENT HIGHLIGHTS

- Rare urban infill property with structure and zoning flexibility
- Located in an opportunity-rich submarket
- Walkable to Metro and major redevelopment anchors
- Suited for faith-based, nonprofit healthcare, or residential use
- Strong neighborhood revitalization momentum
- Neighborhood currently being revitalized
- Walking distance to Metro and redevelopment anchors
- Great price point under \$500K with strong upside potential

KEY FEATURES

- Flat, buildable lot
- Existing curb cuts and fencing
- Potential for off-street parking in the rear
- Flexible open-plan interior
- Electric, water, sewer, and gas available
- Ideal for adaptive reuse or small-scale redevelopment, owner occupant, residential redevelopment, and community-use
- Public sidewalk and street lighting along frontage
- Originally used for institutional or religious assembly

PROXIMITY HIGHLIGHTS

- Anacostia Metro Station (Green Line) - 0.6 miles
- Barry Farm Redevelopment: 0.3 miles
- St. Elizabeth's East Campus (Innovation District) - 1.5 miles
- Downtown DC - 10-15 mins via I-295 or Metro
- Nearby Bus Routes - WMATA Routes 92, W2, and W3



7,200 ± SF Lot (Potential for offi-street parking in rear)



Front Property View