

An aerial photograph of a residential neighborhood in Washington, DC. A large property, including a church with a steeple and several industrial-style buildings with solar panels, is outlined in orange. The surrounding area consists of brick houses, green trees, and a street with a crosswalk.

FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY FOR SALE, GROUND LEASE OR JOINT VENTURE

2112 VARNUM ST NE | WASHINGTON, DC 20018

foundrycommercial.com

35,485± SF TOTAL ON 1.97± AC- FOR MORE INFO, PLEASE CONTACT: 301.512.8298



2112 VARNUM ST NE | WASHINGTON, DC 20018

CURRENTLY REVIEWING OFFERS

PROPERTY DESCRIPTION

- The property contains 3 religious buildings on 1.97± acres of land in NE Washington DC. The property borders the Maryland line.
- The religious buildings includes three interconnected sections - a sanctuary area, an office area, and a three-story educational wing with a fellowship hall and kitchen on the first floor. There is a playground behind the educational wing.
- A retention pond on the northern end of the property is leased by the District of Columbia and the solar array in the parking lot (covered parking) and on top of the educational wing is leased space.
- The property is located on the hard corner of Varnum Street NE and Eastern Avenue NE. Eastern Avenue NE has an annual daily traffic count of 11,529 vehicles (2022 Count).

PARCEL ID	4233 0011
CURRENT USE	Religious
ZONING	R-1B
FUTURE LAND USE	RLD - Residential Low Density
# OF BUILDINGS	3 (interconnected)
TOTAL BUILDING SF	35,485± SF
ACREAGE	1.97± AC
PARKING	45± paved spots, street

The owner is looking for proposals that would allow its use as a church to remain on-site. Creative deal structures to accomplish this are sought, to include but not limited to ground lease, joint venture, owner occupant with shared use.

FOR MORE INFORMATION, PLEASE CONTACT:

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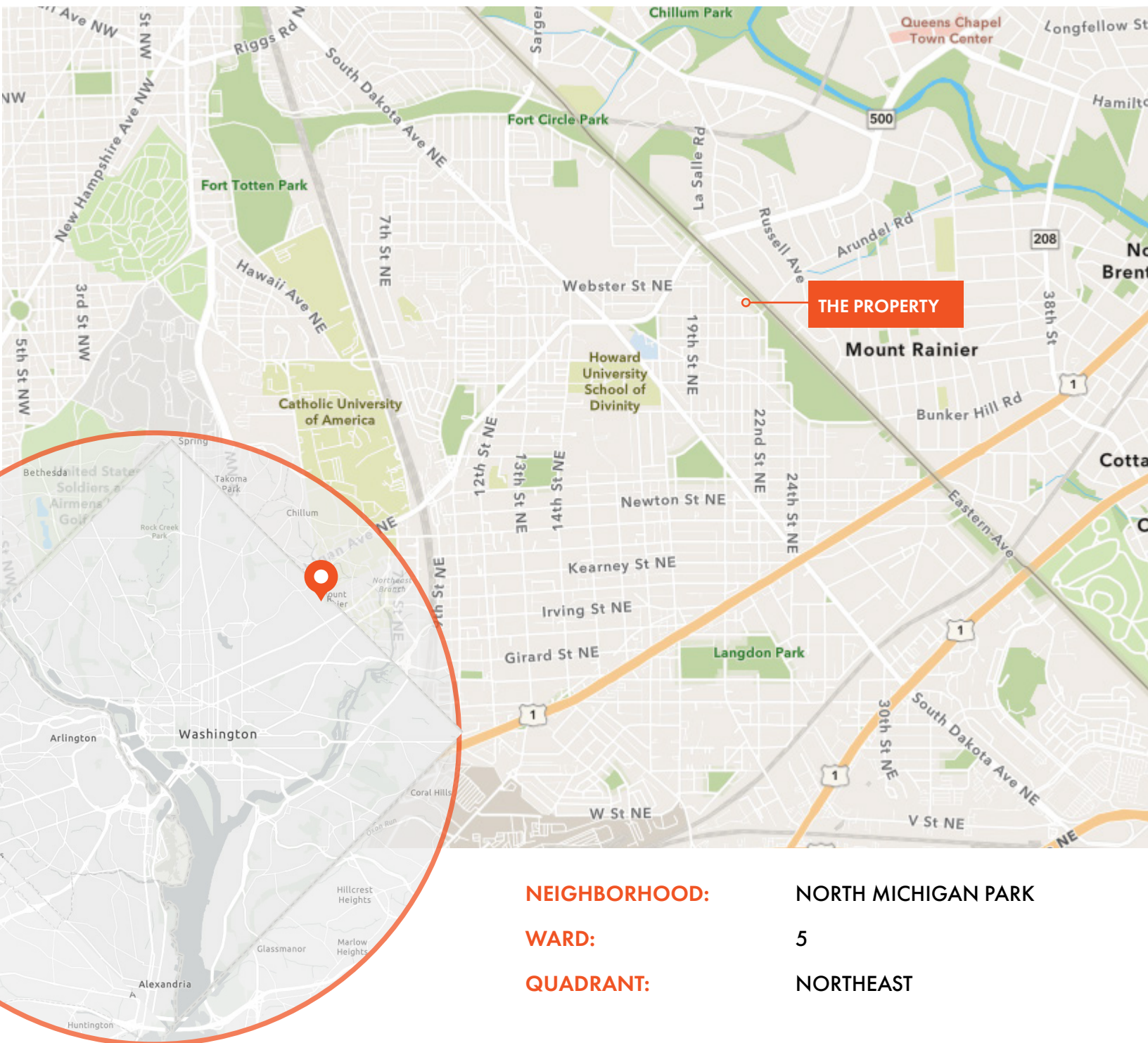
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1.97± ACRES | 35,485± TOTAL SF

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LOCATION



THE PROPERTY

Mount Rainier

NEIGHBORHOOD:

NORTH MICHIGAN PARK

WARD:

5

QUADRANT:

NORTHEAST

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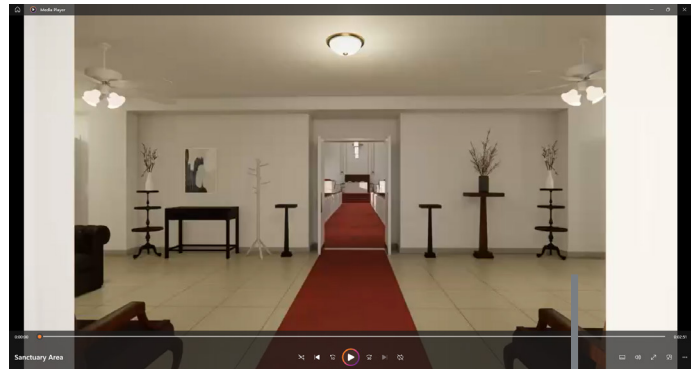
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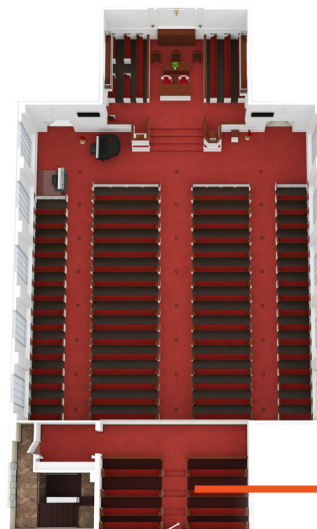
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FLOOR PLAN - SANCTUARY AREA (17,715± SF)

Office Area
Additional
2,250± SF



**CLICK ON IMAGE
FOR VIRTUAL TOUR
OF THIS AREA OF THE
PROPERTY**



BALCONY

SANCTUARY

NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

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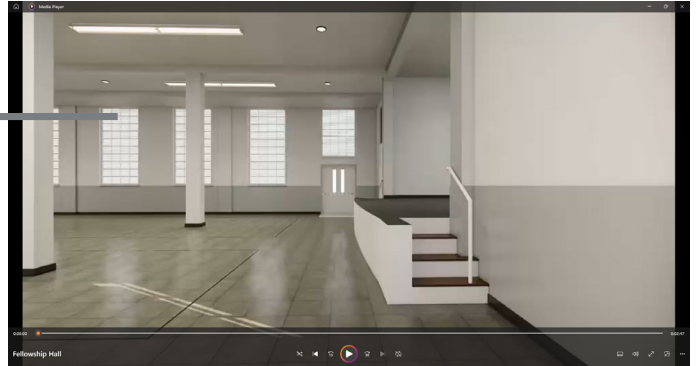
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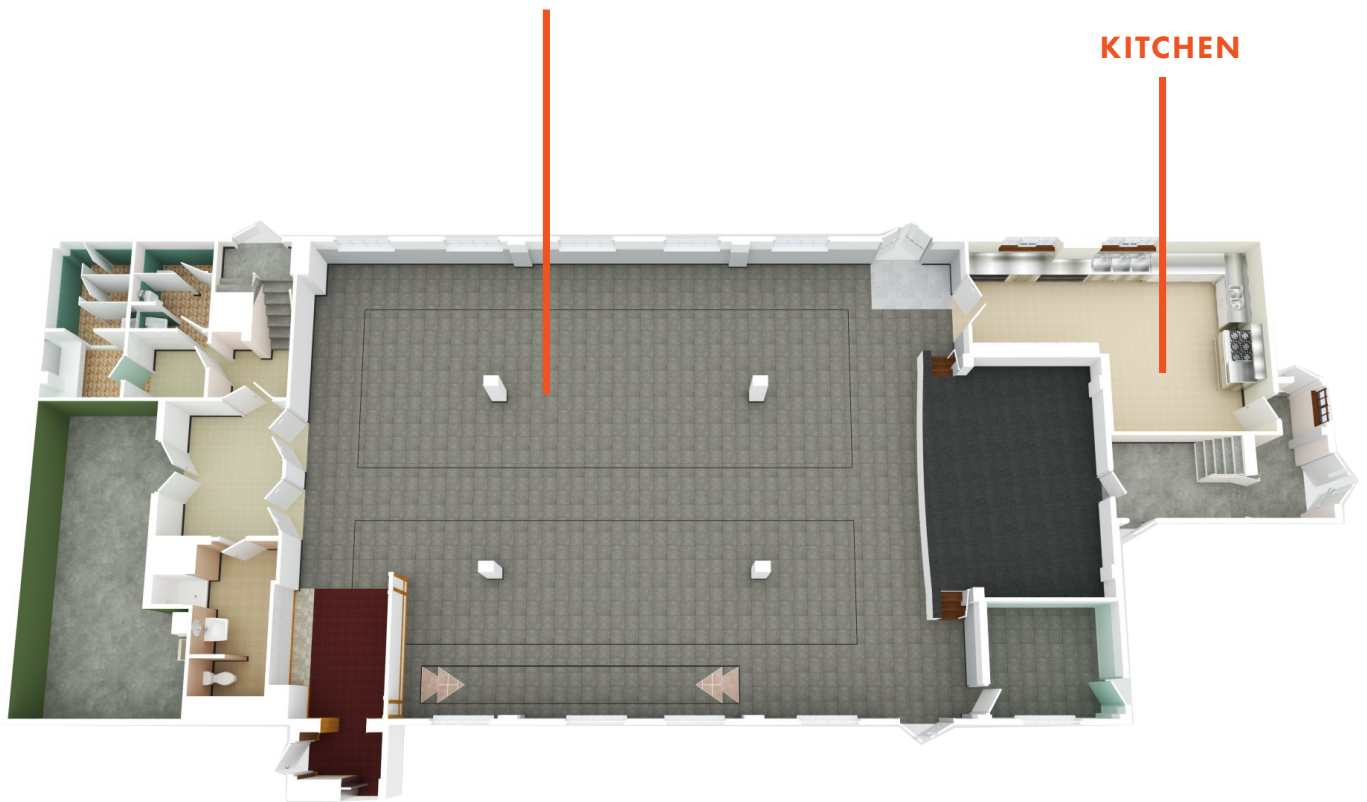
FLOOR PLAN - FELLOWSHIP HALL (2,880± SF)

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FELLOWSHIP HALL

KITCHEN



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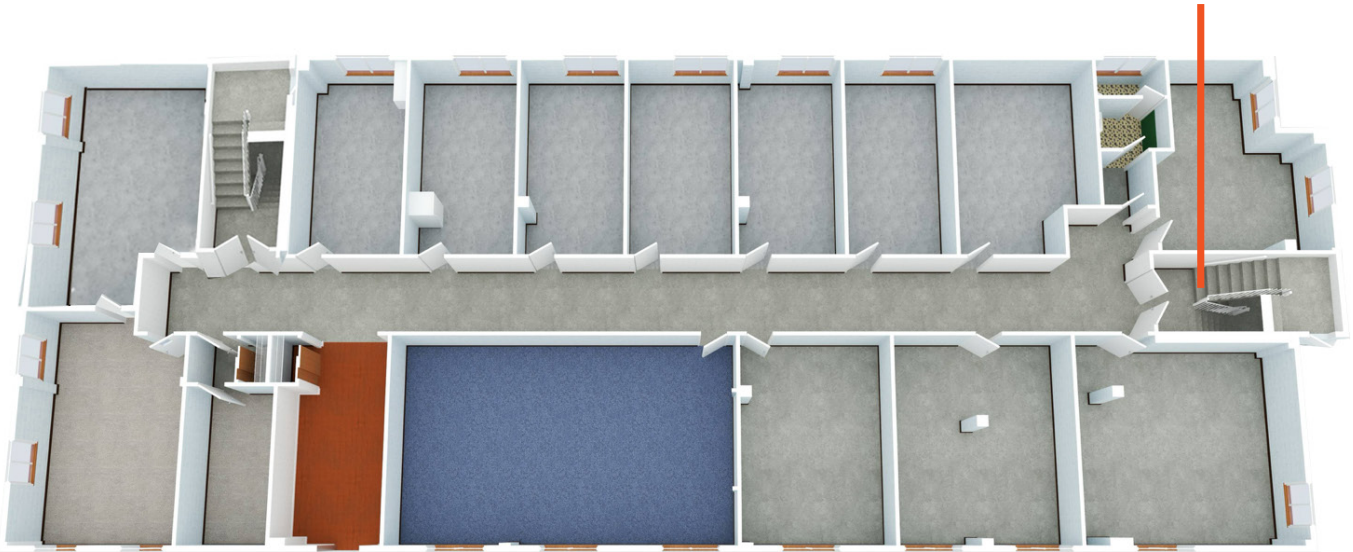
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FLOOR PLAN - EDUCATIONAL AREAS (12,890 ± SF)

THIRD FLOOR (6,445 ± SF)



SECOND FLOOR (6,445 ± SF)



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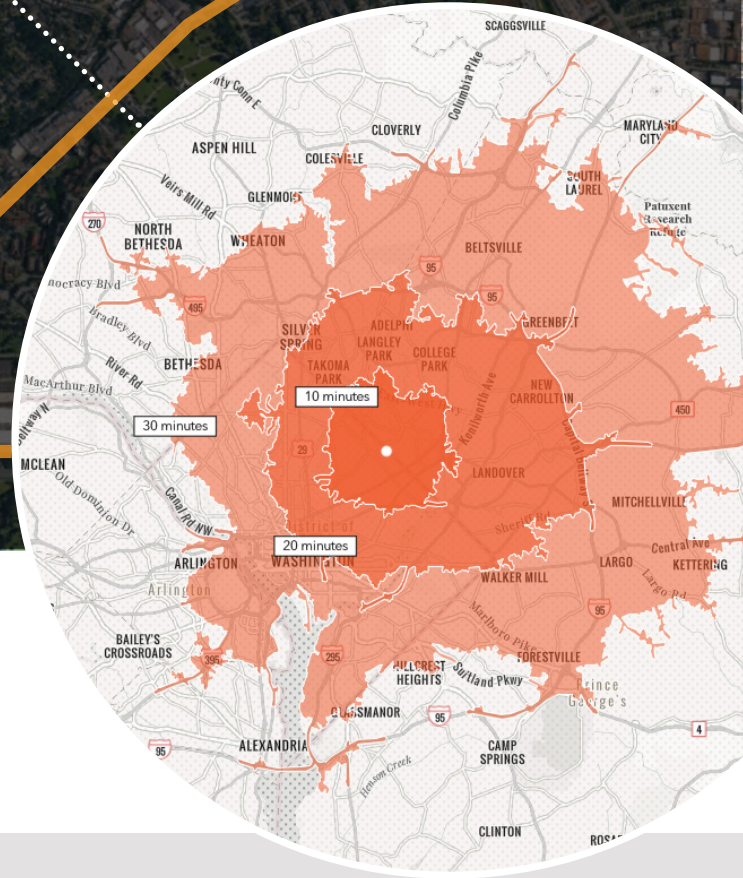
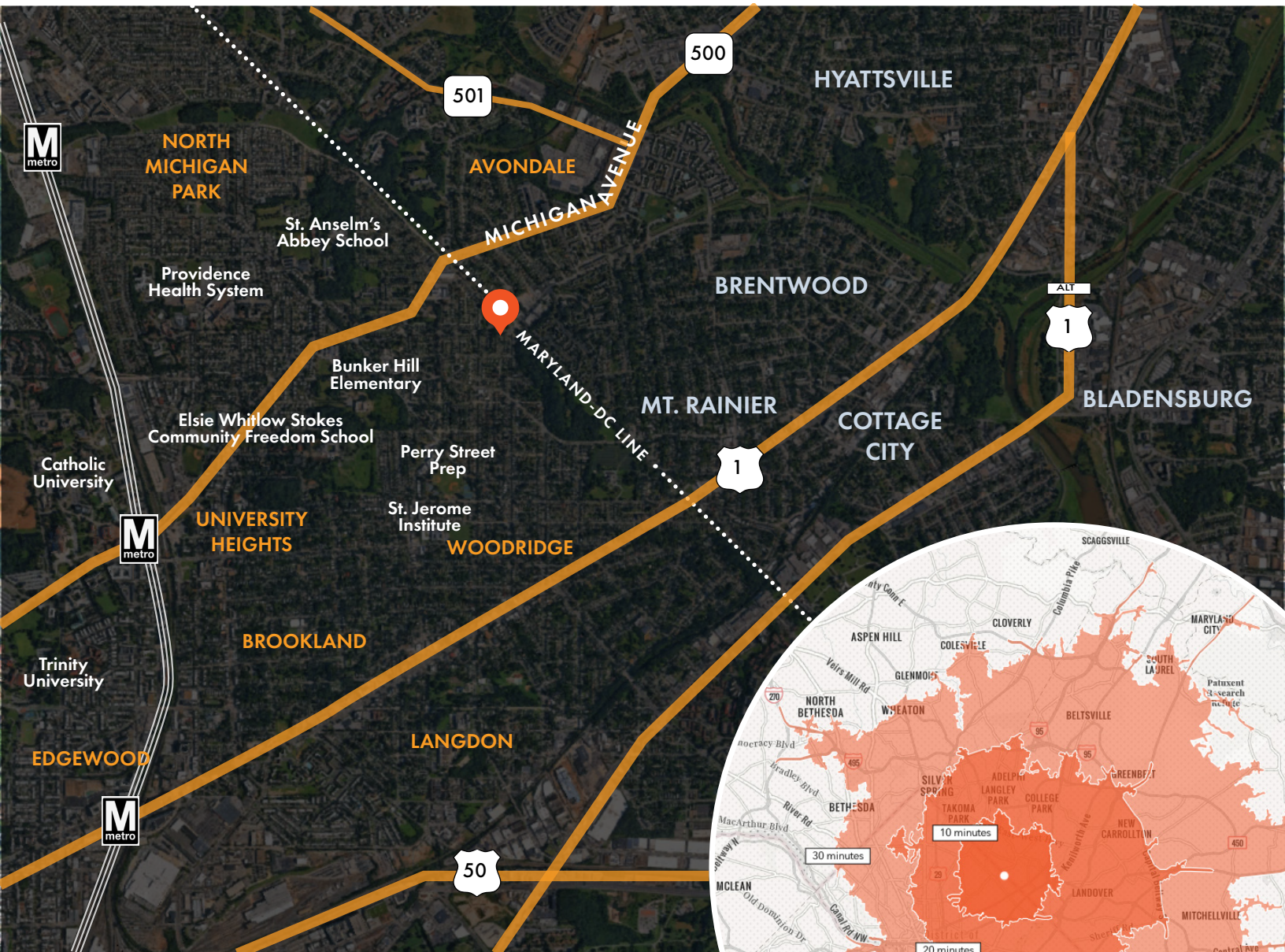
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PROXIMITY & DRIVE TIMES



TO MAJOR THOROUGHFARES

- 0.3 MILES** **MICHIGAN AVENUE**
- 0.8 MILES** **ROUTE 1**
- 2.5 MILES** **ROUTE 50**

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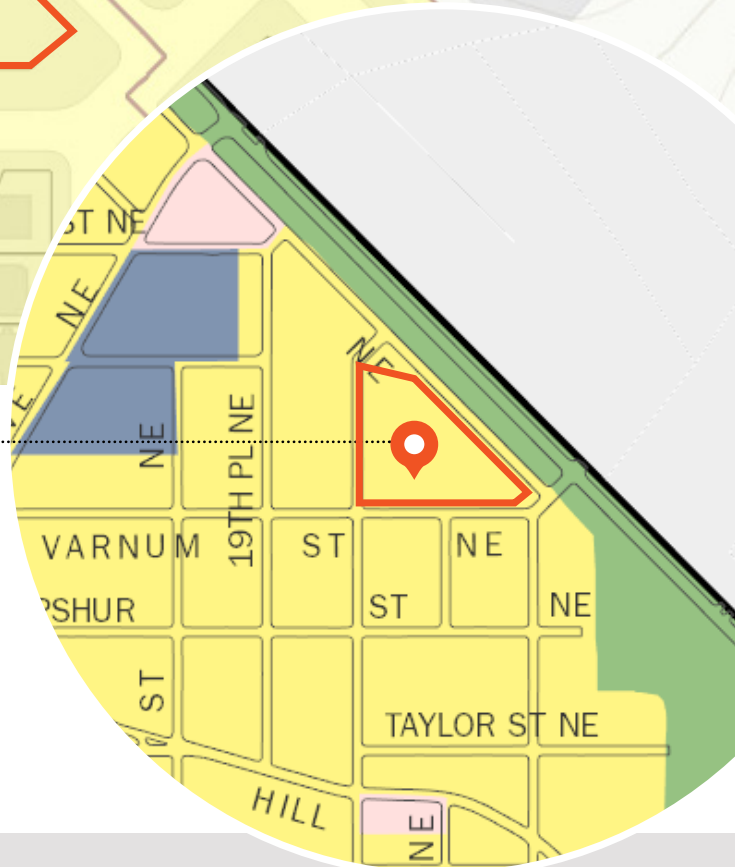
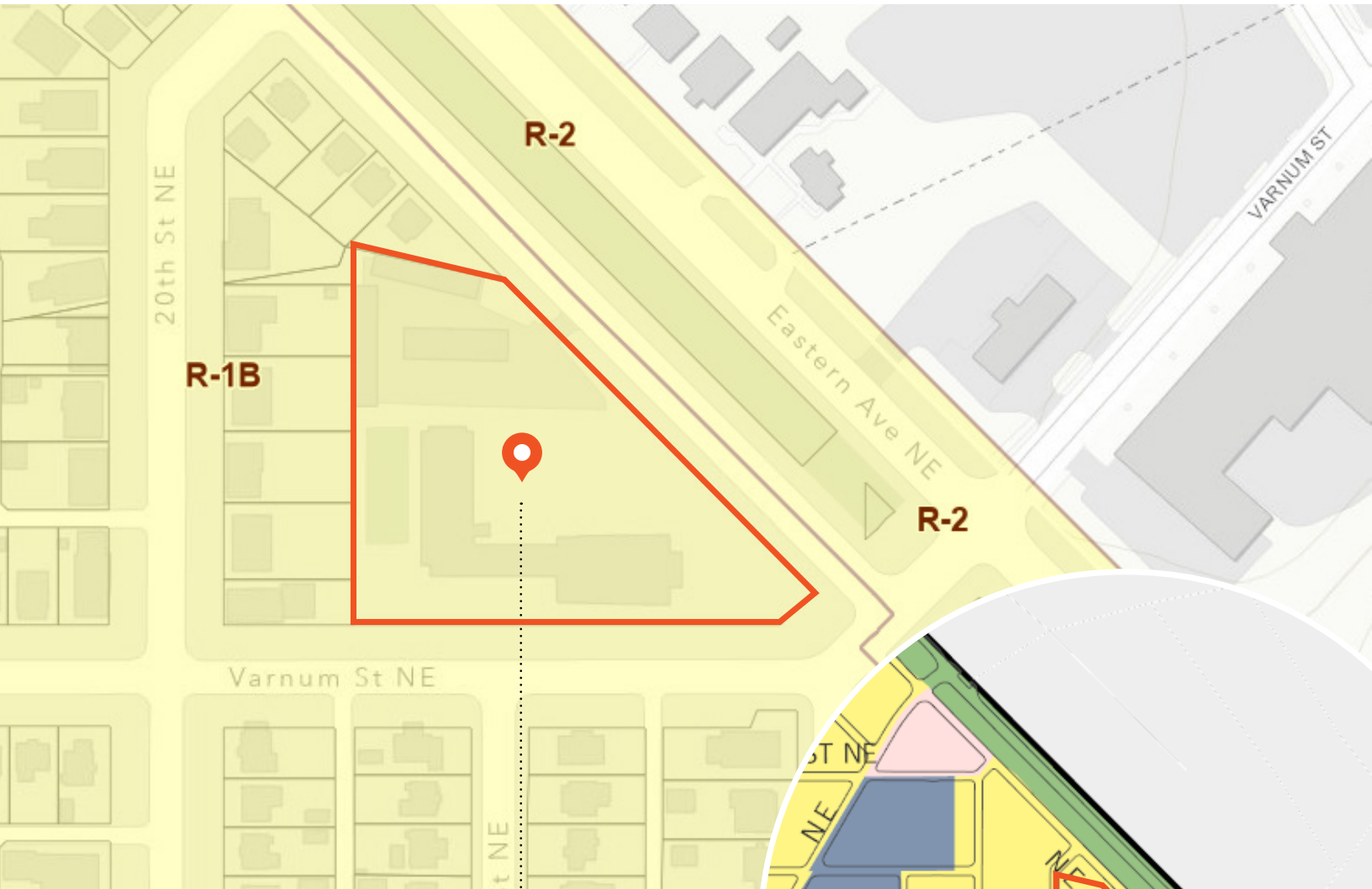
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ZONING



RESIDENTIAL (ZONING)

The purposes of the R-1B zone is to “protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and stabilize the residential areas and promote a suitable environment for family life. The R-1B zone is intended to provide areas predominantly developed with detached houses on moderately sized lots”.

MINIMUM LOT AREA IS 5,000 SF WITH 40% LOT OCCUPANCY

RESIDENTIAL LOW DENSITY (FUTURE LAND USE)

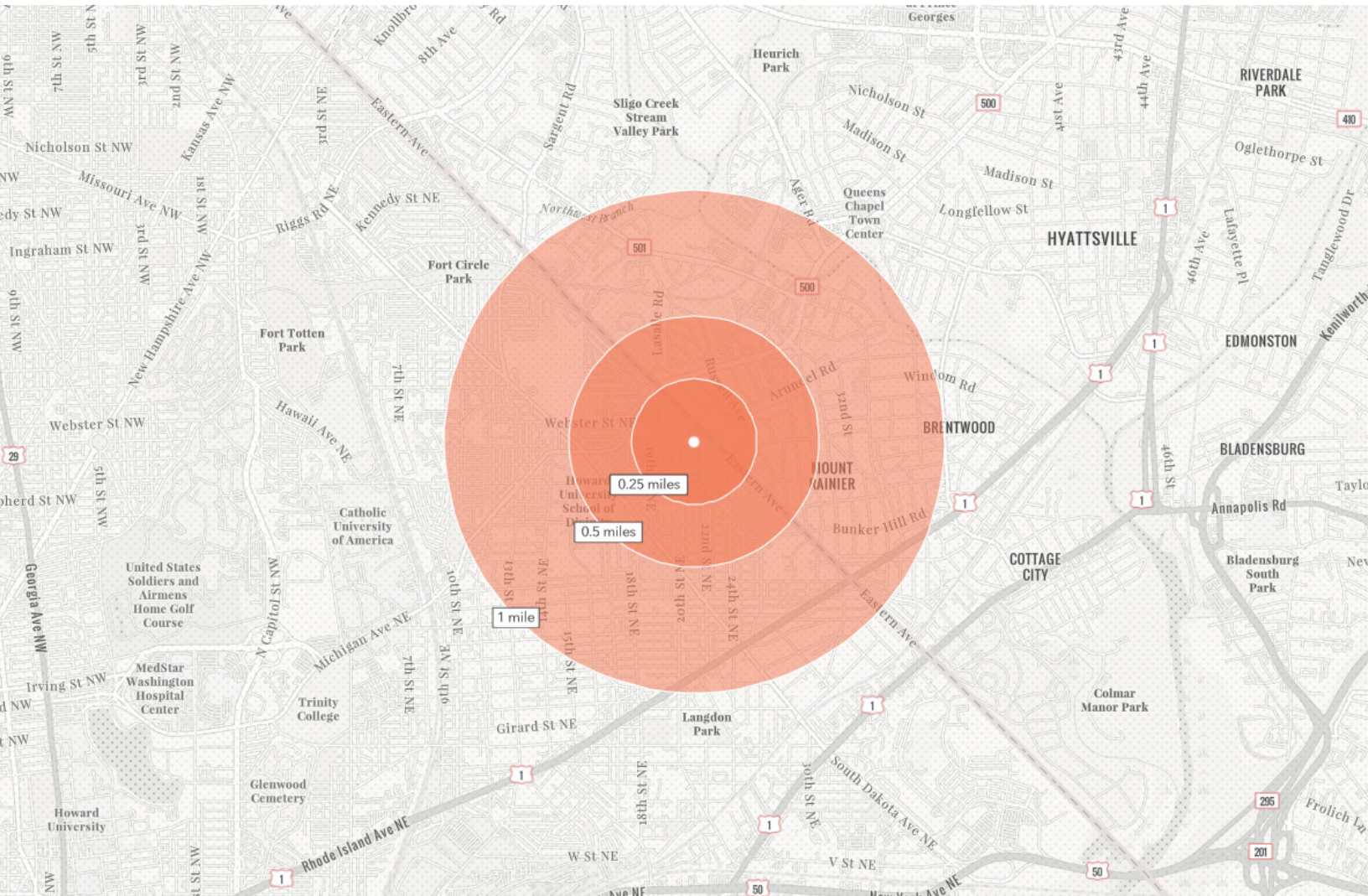
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SITE DEMOGRAPHICS



.25 MILE RADIUS

	1,229 ESTIMATED POPULATION 2025
	2,181 TOTAL EMPLOYEES
	\$711,875 MEDIAN HOME VALUE 2025
	\$122,915 AVG HOUSEHOLD INCOME

.50 MILE RADIUS

	5,847 ESTIMATED POPULATION 2025
	3,104 TOTAL EMPLOYEES
	\$672,917 MEDIAN HOME VALUE 2025
	\$120,277 AVG HOUSEHOLD INCOME

1 MILE RADIUS

	25,090 ESTIMATED POPULATION 2025
	7,623 TOTAL EMPLOYEES
	\$653,629 MEDIAN HOME VALUE 2025
	\$129,190 AVG HOUSEHOLD INCOME

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