



Eastern Gardens

6833 Eastern Avenue | Takoma Park, Maryland 20912

The Offering

Eastern Gardens is a 22-unit multifamily property located in the core of Takoma Park, MD, less than one block from Laurel/Carroll Avenues. The property features a well-balanced unit mix consisting of 10 one-bedroom units, 10 two-bedroom units, and 2 three-bedroom units, appealing to a broad renter base seeking attainable housing in a highly walkable, transit-served location just outside Washington, DC. Its position within steps of Downtown Takoma Park, combined with strong transit access and nearby schools and community amenities, supports consistent demand from residents looking for a convenient, neighborhood-oriented living environment with direct connectivity into the District and surrounding employment centers.

Stable In-Place Income

\$1,513

AVG. EFFECTIVE RENT

\$220,659

T-12 NOI

Asset Snapshot

22

MULTIFAMILY UNITS

43,091

LOT SIZE (SF)

96%

OCCUPANCY

1967

YEAR BUILT

Walkable to Downtown Takoma Park

The property is located less than one block from the center of Downtown Takoma Park, placing residents within immediate walking distance of the neighborhood's retail and dining corridor along Laurel/Carroll Avenues and Eastern Avenue. This area features local staples along Carroll Avenue including the Takoma Park Farmers Market, Takoma Beverage Company, Cielo Rojo, Spring Mill Bread Company, and People's Book, along with neighborhood cafés and daily-needs retail that create a highly walkable environment for tenants. Residents benefit from convenient access to daily-needs retail and dining without reliance on a vehicle, reinforcing Eastern Gardens' appeal to renters seeking affordability paired with a pedestrian-friendly setting near the District line.

Transit-Oriented with Direct DC Access

Eastern Gardens is approximately a nine-minute walk from the Takoma Metro Station (Red Line), providing direct rail access to Downtown Washington, DC, Silver Spring, Union Station, and major employment centers across the region. The property's close proximity to Metro supports a convenient, car-optional commute for residents working throughout the District and along the Red Line corridor. In addition to rail access, several nearby bus routes further expand connectivity, including the C77 with service toward the Fort Totten area, the P42 connecting through Mount Rainier and Bladensburg, and the D5X and D50 routes offering direct service into Downtown DC. Together, the Metro and bus network reinforce the property's accessibility and support sustained demand from transit-oriented renters.

Established Residential Setting Near Schools & Community Amenities

Piney Branch Elementary

**TOP 20% OF MD PUBLIC SCHOOLS IN STATE
PERFORMANCE; 600 STUDENTS**

Takoma Park Middle School

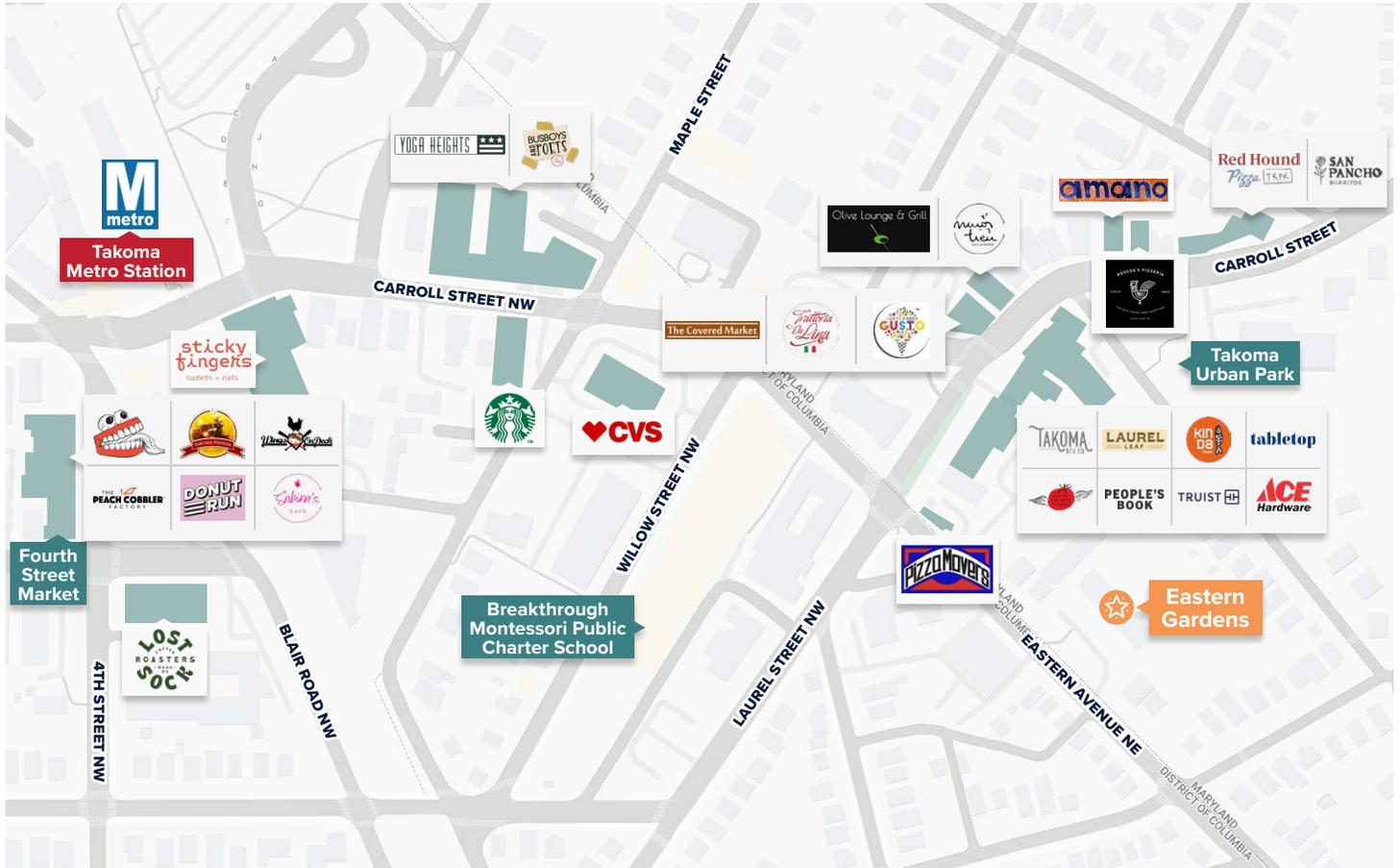
1,100 STUDENTS; 8/10 GREATSCHOOLS RATING

Montgomery Blair High School

3,200 STUDENTS; #12 MARYLAND HIGH SCHOOLS (NICHE)



Local Map



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