

RELIGIOUS MULTIFAMILY PROPERTY
FOR SALE

831 VARNUM STREET, NE
Washington, DC 20017

ASKING PRICE: \$5,400,000



For Sale

831 VARNUM STREET, NE

PROPERTY DESCRIPTION

831 Varnum St NE, Washington, DC is a four-story, 18,616± SF building ideal for student housing, group home, or religious house. It boasts move-in ready condition, having been well maintained and recently renovated. Along with over 32 current bedrooms and offices, the property's extensive amenities include a full commercial kitchen, group dining area with outdoor patio seating, existing chapel, various room layouts, multiple common areas and libraries, elevator service, excess land for parking expansion, backup power generator, and a full sprinkler system. This meticulously maintained property, with recent roof replacement and excess power capacity, presents an unparalleled opportunity for purchasers seeking a prestigious and versatile asset in a prime Washington DC location.



Building Size: 18,616± SF

Land: 34,772± SF

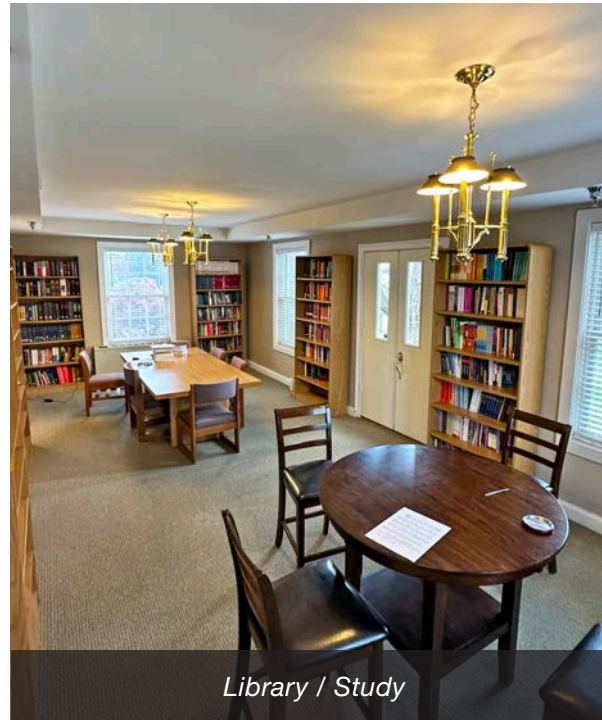
Zoning: RA-1

Type: Special use - student housing, group home, or religious house

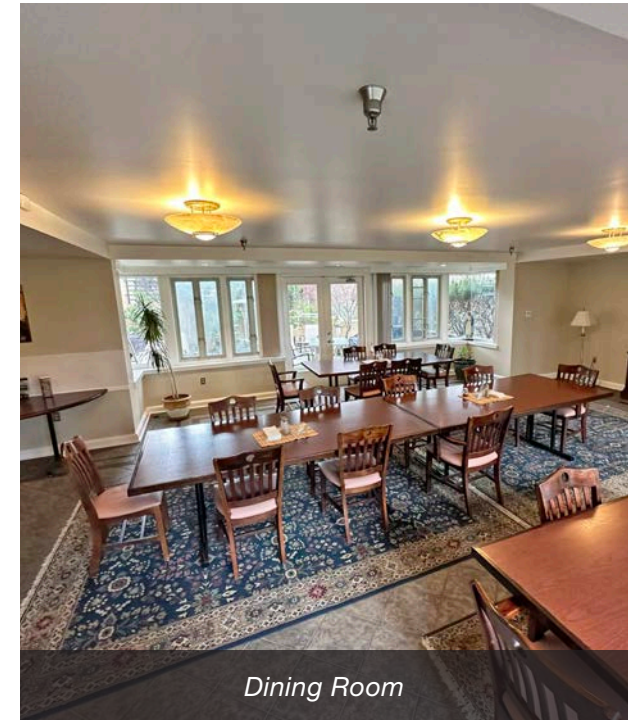
Stories: Four stories

Year Built: 1935

Parking: Street parking



Library / Study



Dining Room



SALLY LUDWIG
301.918.2956
sludwig@naimichael.com

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

For Sale

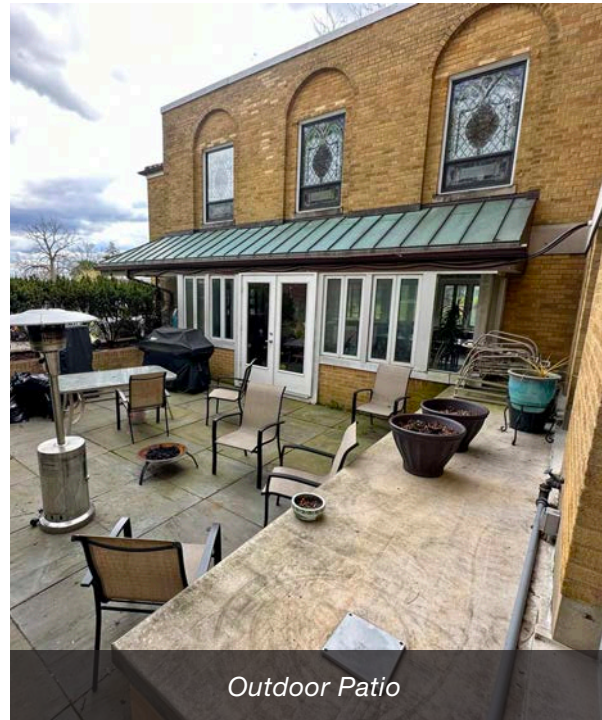
831 VARNUM STREET, NE

PROPERTY & LOCATION HIGHLIGHTS

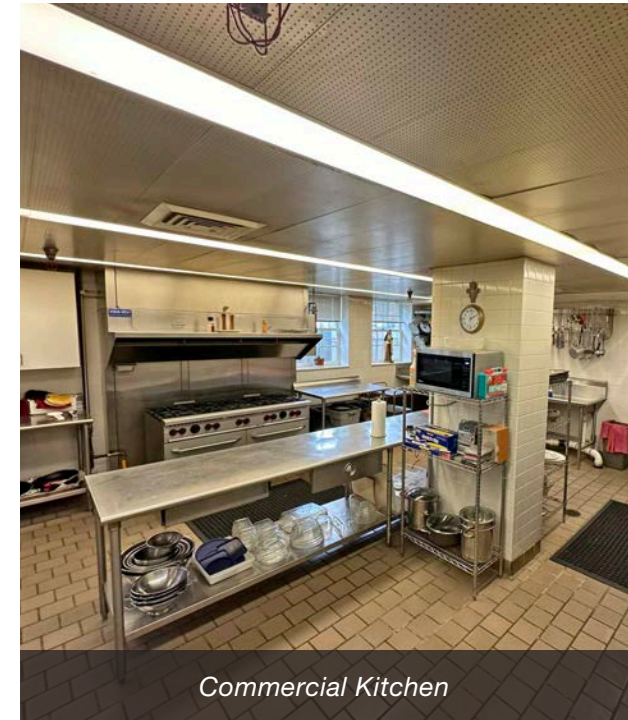
- Total of 18,616± SF in four-story building
- Existing use as student housing/group home/religious house
- Excellent move-in ready condition
- Recently renovated and exceptionally maintained
- Full commercial kitchen with walk-in refrigerator/freezer space
- Group dining area with outdoor patio seating
- Existing chapel
- Various room layouts, including 25 private single rooms and four suites/double rooms
- Multiple (10+) offices, common areas, libraries, and storage rooms that could be utilized as additional bedrooms
- Elevator service to four stories
- Excess land for additional parking expansion
- Backup power generator, excess power capacity, full sprinkler system, recent roof replacement
- Location at the end of a street provides both privacy and convenience
- Less than 5 minutes from Catholic University of America
- Surrounded by numerous nonprofits and religious entities, such as Ascension Living Carol Manor, Divine Word House, Marist Seminary, Mundo Verde Charter School, Washington Jesuit Academy, Scrilli School, and Providence Health Center



Chapel



Outdoor Patio



Commercial Kitchen



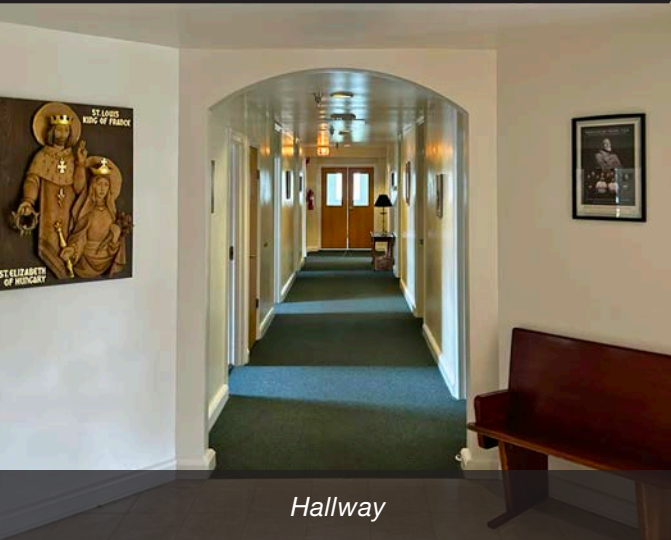
SALLY LUDWIG
301.918.2956
sludwig@naimichael.com

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

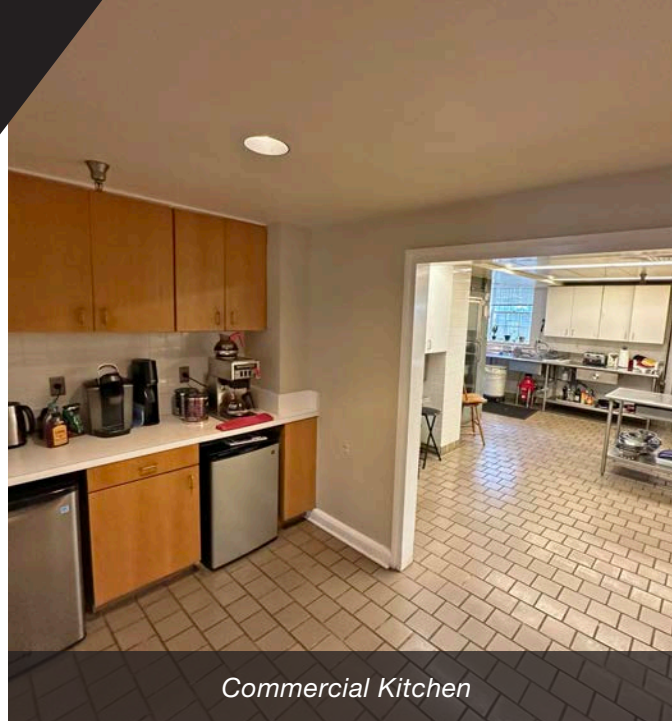
JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

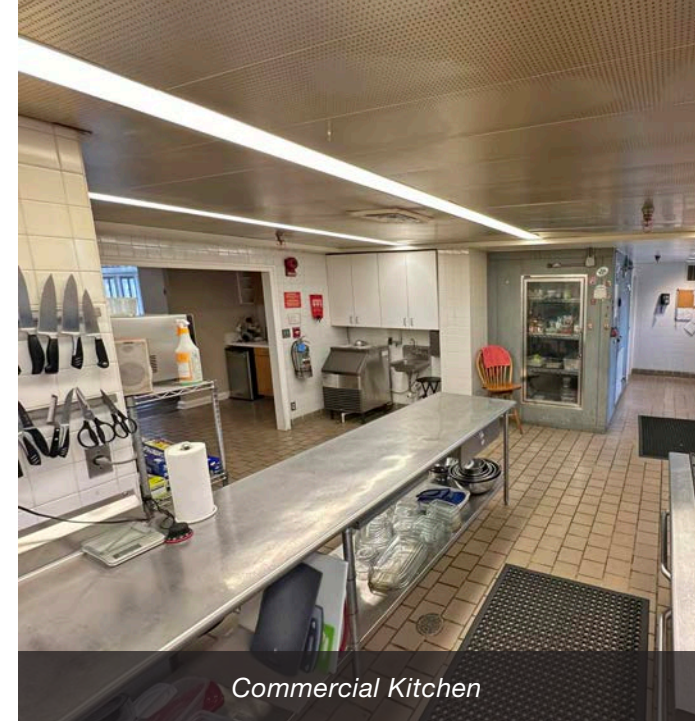
For Sale
831 VARNUM STREET, NE



Hallway



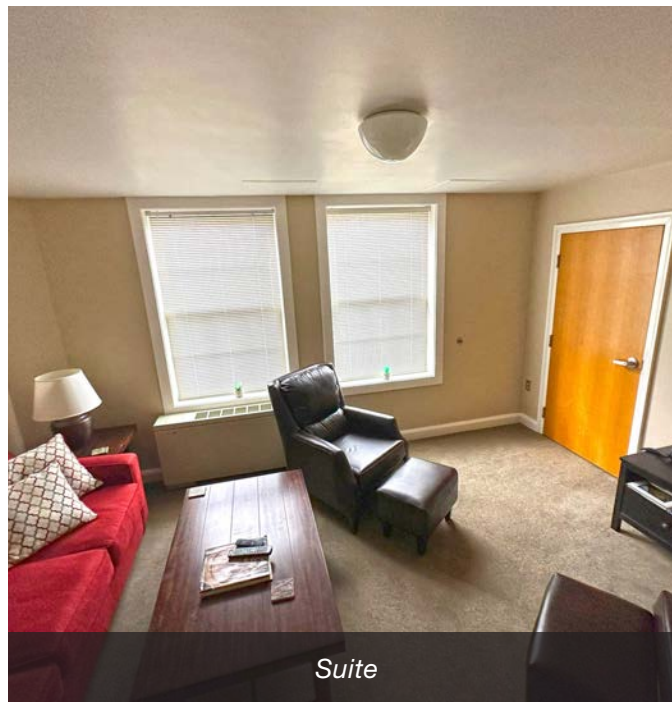
Commercial Kitchen



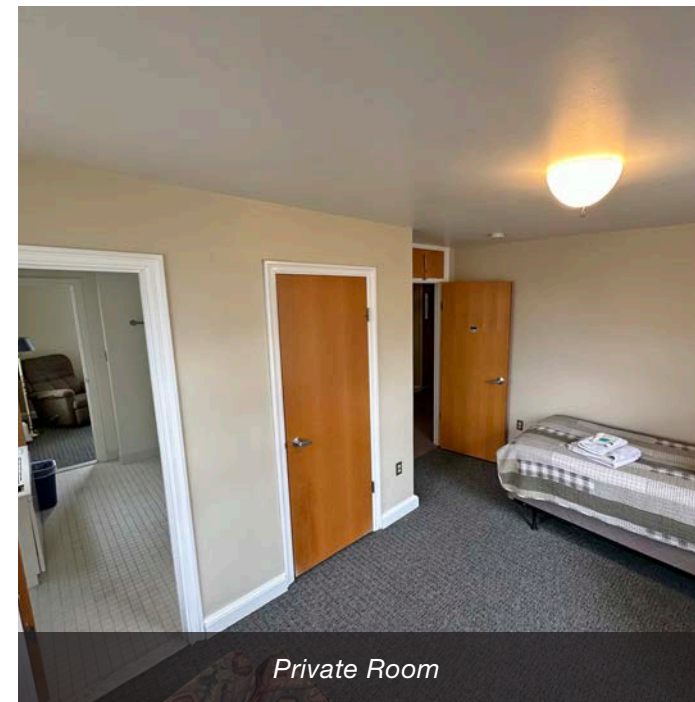
Commercial Kitchen



Office/Parlor



Suite



Private Room

Naimichael

SALLY LUDWIG
301.918.2956
sludwig@naimichael.com

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

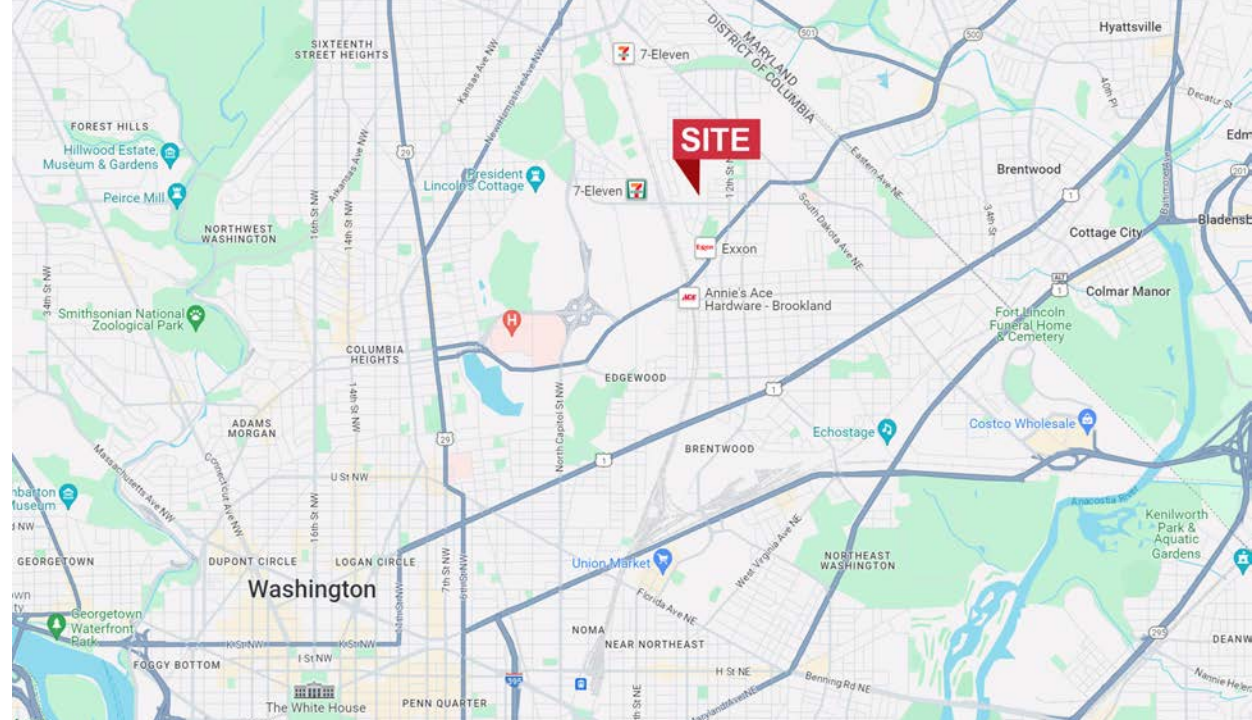
The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

For Sale

831 VARNUM STREET, NE

LOCATION DESCRIPTION

831 Varnum Street NE is nestled in the Brookland neighborhood of northeast Washington, DC. The site is less than 5 minutes from the Catholic University of America, a private university with over 5,000 students. In addition, the area surrounding 831 Varnum Street NE is home to numerous nonprofits and religious entities, such as Ascension Living Carol Manor, Divine Word House, Marist Seminary, Mundo Verde Charter School, Washington Jesuit Academy, Scrilli School, and Providence Health Center. The location at the end of a street provides both privacy and convenience.



DEMOGRAPHICS



	POPULATION	HOUSEHOLDS	AVG. HOUSE-HOLD INCOME
0.5 mile	6,844	2,456	\$122,976
1 mile	27,084	10,213	\$127,205
1.5 miles	67,593	26,732	\$121,558

© 2024 AlphaMap



SALLY LUDWIG
301.918.2956
sludwig@naimichael.com

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

For Sale

831 VARNUM STREET, NE



SITE

DuFour Athletic Center & Cardinal Stadium

Ascension Living
Carroll Manor

Providence Health Services

St. Joseph's Seminary

7-Eleven

THE CATHOLIC UNIVERSITY OF AMERICA

Basilica of the National Shrine of the Immaculate Conception

M metro

BUSBOYS & POETS

BROOKLAND PINT

STARBUCKS

&pizza

tropical SMOOTHIE CAFE

ACE

Tropical Smoothie Cafe
Monroe Street Market - ...

Annie's Ace Hardware - Brookland

Masala Story

Naimichael

SALLY LUDWIG
301.918.2956
sludwig@naimichael.com

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

For Sale

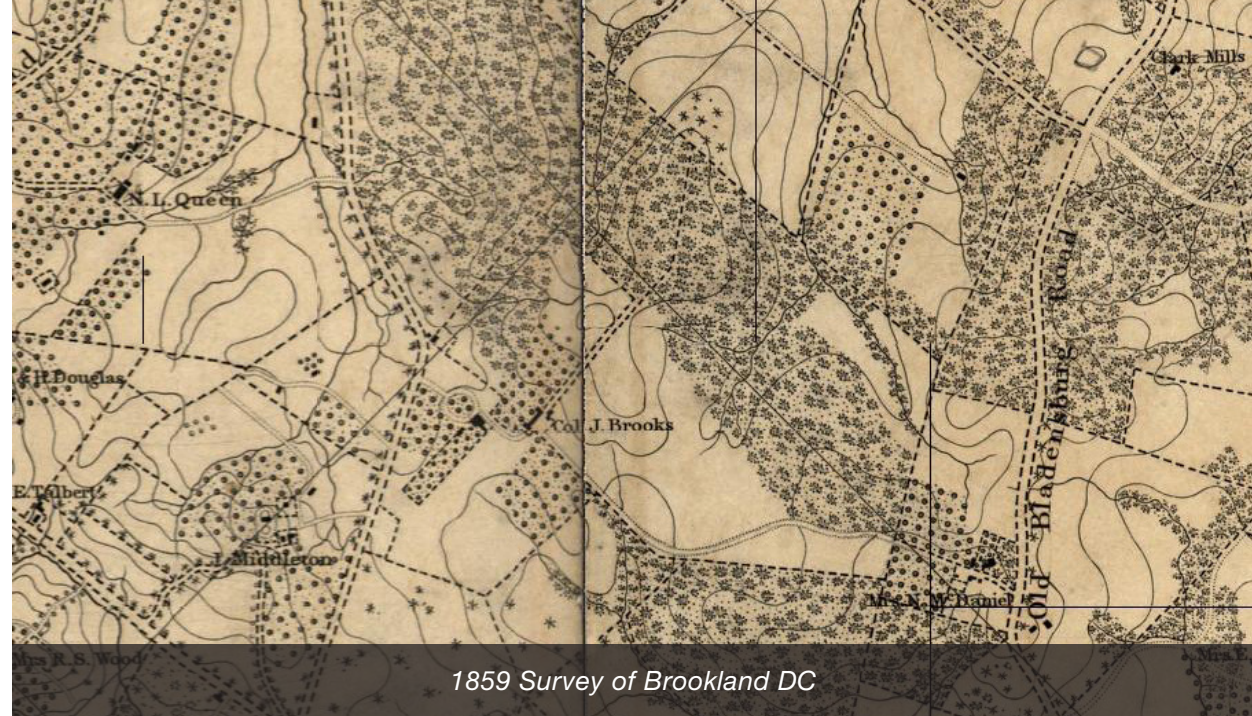
831 VARNUM STREET, NE

HISTORY

831 Varnum Street, N.E. was constructed in the early 20th century and embodies the architectural styles prevalent in Washington DC at that time. The building was originally built by the Sisters of St. Dominic of Adrian Michigan and used as their house of studies. It was designed by Architect Gerald A. Barry whose sister (Mother M. Barry) was part of the Dominican order. Barry also designed the campus of Barry University in Miami Florida, named after his Uncle Bishop Patrick Barry, which is still sponsored by the Dominican Sisters today.

Originally, 831 Varnum Street served as the 7th and largest building in the in the area known as "Sisters College", made up of various houses of studies in Brookland owned by different religious sisters. There are records of the Dominican sisters protesting because the building was so much nicer than others in the campus, that they had trouble praying humbly and selflessly while living in such luxury!

Later in the 1960's, the sisters college was merged with the Catholic University of America, and became part of the larger campus. In the 90's, the building was sold to the Franciscan Friars of the Third Order Regular, and underwent extensive renovation and modernization which was well documented by the members of their order. Now called the "St. Louis Friary", the building has been used since this time as a home for men of the Franciscan Third Order Regular who are studying philosophy and theology nearby at CUA.



1859 Survey of Brookland DC



Historical View



Historical View

Naimichael

SALLY LUDWIG
301.918.2956
sludwig@naimichael.com

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

RELIGIOUS MULTIFAMILY PROPERTY
FOR SALE

831 VARNUM STREET NE, Washington, DC 20017

JON RENEAU, SIOR
301.918.2920 • jreneau@naimichael.com

SALLY LUDWIG
301.918.2956 • sludwig@naimichael.com

KAHU LUDWIG
301.918.2924 • kludwig@naimichael.com

JEFFREY D. LUDWIG
301.918.2923 • jludwig@naimichael.com



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.