

## DC INDUSTRIAL BUILDING FOR SALE 1901 – 1907 FAIRVIEW AVENUE, NE – IVY CITY



<b>PURCHASE PRICE:</b>	<b>\$7,600,000</b>
<b>NOI:</b>	<b>\$310,631 (2024)* \$430,716 (2025)**</b>
<b>BUILDING AREA:</b>	<b>\$33,000 SF</b>
<b>ZONING:</b>	<b>PDR-1</b>
<b>LEGAL DESCRIPTION:</b>	<b>LOT 0018 SQ 4041</b>
<b>LOT SIZE:</b>	<b>21,568</b>
<b>YEAR BUILT:</b>	<b>1950</b>

1901-1907 Fairview Avenue NE is rarely available 100% leased 33,000 sf industrial building offered for sale in the burgeoning Ivy City Neighborhood in close proximity to Union Market, Hecht Warehouse, the Crummell School redevelopment site, the Pro Fish development site, and New City DC among other developments. Ivy City is also home to numerous distilleries, breweries and other makers. The property is leased to 3 long term tenants.

**For Further Information:**  
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