

SALE

7421 GEORGIA AVE NW

7421 Georgia Ave NW Washington, DC 20012



OFFERING SUMMARY

Sale Price:	\$3,790,000
Building Size:	3,930 SF
Available SF:	
Lot Size:	10,632 SF
Price / SF:	\$964.38
Year Built:	1900
Zoning:	MU-4
Market:	Washington D.C
Submarket:	Uptown

PROPERTY OVERVIEW

Introducing an exceptional redevelopment & investment opportunity! This 3,930 SF building boasts an unique offering an ideal setup for a Retail investor/ mixed use development located 2 blocks from the entrance the revitalized Walter Reed community. Zoned MU-4 and strategically located in the vibrant Washington D.C area, this property promises prime exposure and access to a dynamic market. With its versatile layout and impressive square footage, it's ready to accommodate a range of retail and development ventures. Don't miss the chance to seize this lucrative prospect and make your mark in this thriving commercial landscape.

PROPERTY HIGHLIGHTS

- 3,930 SF building
- 10,632 SF Lot
- Heavy Car Traffic
- Close to Walter Reed
- Zoned MU-4
- Prime Washington D.C location

Omar Aizaz
(301) 983-0200

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COLDWELL BANKER
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REALTY

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Property is located on Georgia Ave next to the corner of Geranium and Georgia. 2 blocks from Walter Reed. Immerse yourself in the vibrant Washington D.C market, where retail potential abounds. The surrounding area offers a wealth of attractions and amenities, including the bustling commercial districts of Bethesda, Silver Spring, and Chevy Chase. These renowned locations are home to a diverse array of retail offerings, attracting a steady flow of potential customers. Additionally, the area boasts a rich tapestry of dining options, cultural venues, and entertainment hotspots, ensuring an enticing draw for retail enthusiasts. Positioned amidst this dynamic landscape, the property is primed to capitalize on the area's energetic vibe and appeal to a wide-ranging customer base. Parcel ID 2962-0005.



EXTERIOR DESCRIPTION

Reinforced Concrete



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