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PLEASE CONTACT US IMMEDIATELY:

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.HO@DNHLFNVRQFRP

we make deals happen.

BLAKE DICKSON REAL ESTATE

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Washington, D.C. 20036

202.667.2000



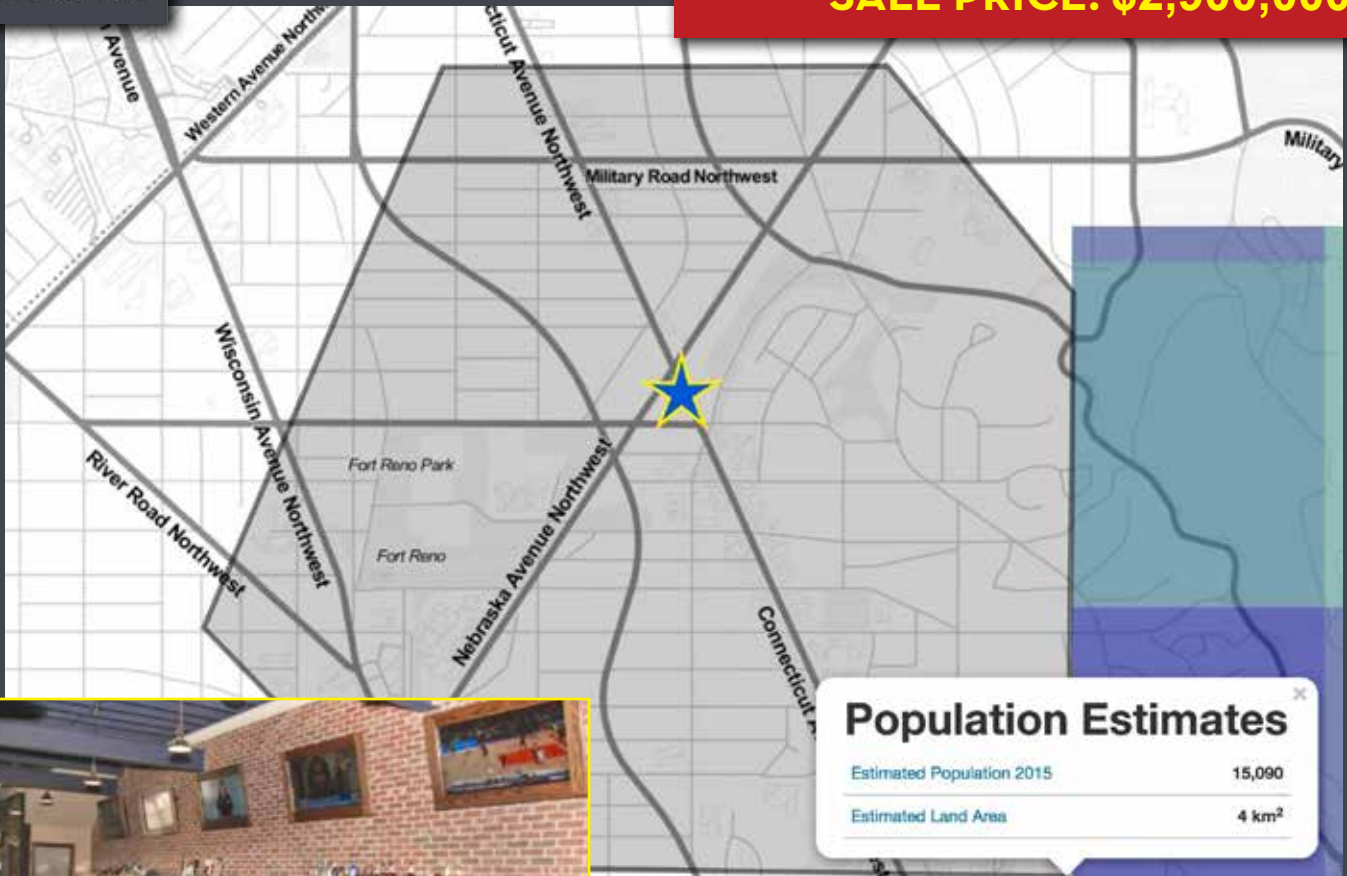
BLAKE  
DICKSON

REAL ESTATE SERVICES

\* CONFIDENTIAL SALE \*

5016-5018 Connecticut Ave, NW / Washington DC 20008

SALE PRICE: \$2,900,000



### Population Estimates

Estimated Population 2015	15,090
Estimated Land Area	4 km <sup>2</sup>



### LEASES:

- 1. TOP FLOOR:** Office tenant on month to month lease at \$2,000 per month.
- 2. 1ST & BASEMENT:** 7290 s.f turn-key restaurant space on 2 floors with Certificate of Occupancy for both floors, full bar on the lower level with full ceiling heights. The space is in excellent condition, and conveys a full commercial kitchen and bar. Currently occupied by Jake's, the building will be delivered with the restaurant space vacant.

Alan Zich  
(m) 202.321.3964  
conn5612@yahoo.com

Ken Johnson  
(m) 202.309.0935  
Ken@BlakeDickson.com

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D.C. Office:  
1250 Connecticut Ave Suite 700  
Washington, D.C. 20036  
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REAL ESTATE SERVICES

**\*CONFIDENTIAL\***  
**For Sale or Lease**

**5016-5018 Connecticut Ave, NW / Washington DC 20008**

**SALE PRICE: \$2,900,000**



The property is well suited for an investor or restaurant operator to own their future. Upper NW DC has the highest incomes in the city, and the restaurant is located near 2 of the largest schools and easily accessible on 2 major roads.

**\* PLEASE DO NOT DISTURB TENANTS.**

- **FIRST FLOOR:** APPROXIMATELY 3600 SF
- **BASEMENT:** APPROXIMATELY 3690 SF WITH A Cert. of Occupancy
- **UPPER LEVEL:** APPROXIMATELY 1250 SF
- **TOTAL SQUARE FOOTAGE:** 8450
- **TOTAL PROPERTY TAXES:** \$24,735 ANNUALLY
- **ZONING:** MU-3A
- **ALL UTILITIES:** PAID BY TENANT

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