



FOR SALE

NORTHEAST DC MULTI-FAMILY APARTMENT BUILDING



THE 14 UNIT NORTHEAST DC MULTI-FAMILY APARTMENT BUILDING IS BEING LEASED BY A SINGLE COMMERCIAL ENTITY, WITH 5 YEARS REMAINING ON THE EXISTING COMMERCIAL LEASE (TENANT HAS REQUESTED AN EXTENSION), PAYING \$21,000 PER MONTH, ABSOLUTE NET LEASE AND ANNUAL 3% INCREASES. THE IMMEDIATE AREA IS QUICKLY DEVELOPING WITH SOME OF WASHINGTON DC'S LARGEST DEVELOPMENT PROJECTS UNDERWAY. THE BUILDING IS IN GOOD CONDITION, LOCATED ADJACENT TO PARK LAND SURROUNDED BY NEWLY RENOVATED RESIDENTIAL COMMUNITIES - POTENTIAL TO REMAIN COMMERCIAL OR CONVERT TO RESIDENTIAL WITH ADDITIONAL DENSITY. EASY PARKING. **NDA REQUIRED FOR LOCATION AND PROPERTY DETAILS.**

SALES PACKAGE:
14-UNIT APARTMENT BUILDING
STABLE TENANT
DEVELOPMENT POTENTIAL
ASKING PRICE: \$4,300,000

FOR MORE INFORMATION AND TOURS, CONTACT:

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deals
happen.

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