

OLD CITY 1 CORNER ASSEMBLAGE

651 11th Street NE | 653 11th Street NE | 1115 G Street NE
Washington, DC 20002

Investment Highlights

Rare opportunity in the heart of Capitol Hill's Old City neighborhood. This unique corner property includes a church and an attached three-level townhouse, offering exceptional potential for investors, developers, religious organizations, and owner-users.

Property Summary

Property Type: Church Facility and Three-Level Townhouse
Zoning: RF-1
Approximate Building Area: ±4,875 SF (Buyer to Verify)
Tax Parcels: 0983//0810 and 0983//0864
Sale Structure: Multiple Properties Sold Together

Property Overview

The offering includes 651 11th Street NE, 653 11th Street NE, and 1115 G Street NE. The townhouse has recently been vacated and presents a value-add renovation opportunity. The owner prefers to sell all components together.

Location Advantages

Located just steps from the H Street Corridor, one of Washington, DC's premier dining, retail, entertainment, and residential destinations.

Nearby Amenities

Whole Foods Market
Starbucks
Aldi
CVS Pharmacy
Atlas Performing Arts Center
Union Station
DC Streetcar Corridor
Maketto
Toki Underground
The Little Grand
Numerous restaurants, cafés, and neighborhood retailers

Potential Uses (Subject to Approval)

Religious Facility, Ministry Expansion, Residential Conversion, Luxury Residence, Community Facility, Investment Property, Educational Use, or Mixed Residential Use.

Disclaimer

All information is believed reliable but not guaranteed. Buyers should independently verify zoning, square footage, development potential, and permitted uses.