



823-825 Kennedy St NW

823-825 Kennedy St NW, Washington, DC 20011



Zina Dixon

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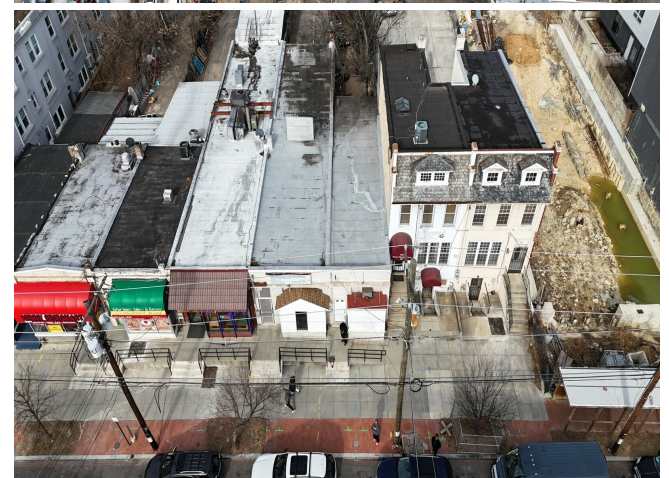


823-825 Kennedy St NW

\$1,300,000

Investor Alert!!! 825 and 823 Kennedy St NW are for sale. Both will be sold together only. Two building square footage total is 4494 on one level. Building is 31feet width and 144 feet depth, .11 acres. New ac and 10 foot ceilings. Situated in a high growth area undergoing active redevelopment on Kennedy St NW, in the Petworth area of DC. These properties are surrounded by new investment activity, including conversions to multifamily housing. The location continues to attract developers and investors looking to maximize value through strategic improvements. This is an excellent opportunity for buyers seeking to renovate, reposition, or explore multi use options such as multifamily potential while benefiting from the neighborhood's continued evolution and increasing demand. Buyer to verify zoning and development potential. Excellent opportunity for value-add or multifamily conversion. Area supported by ongoing private...

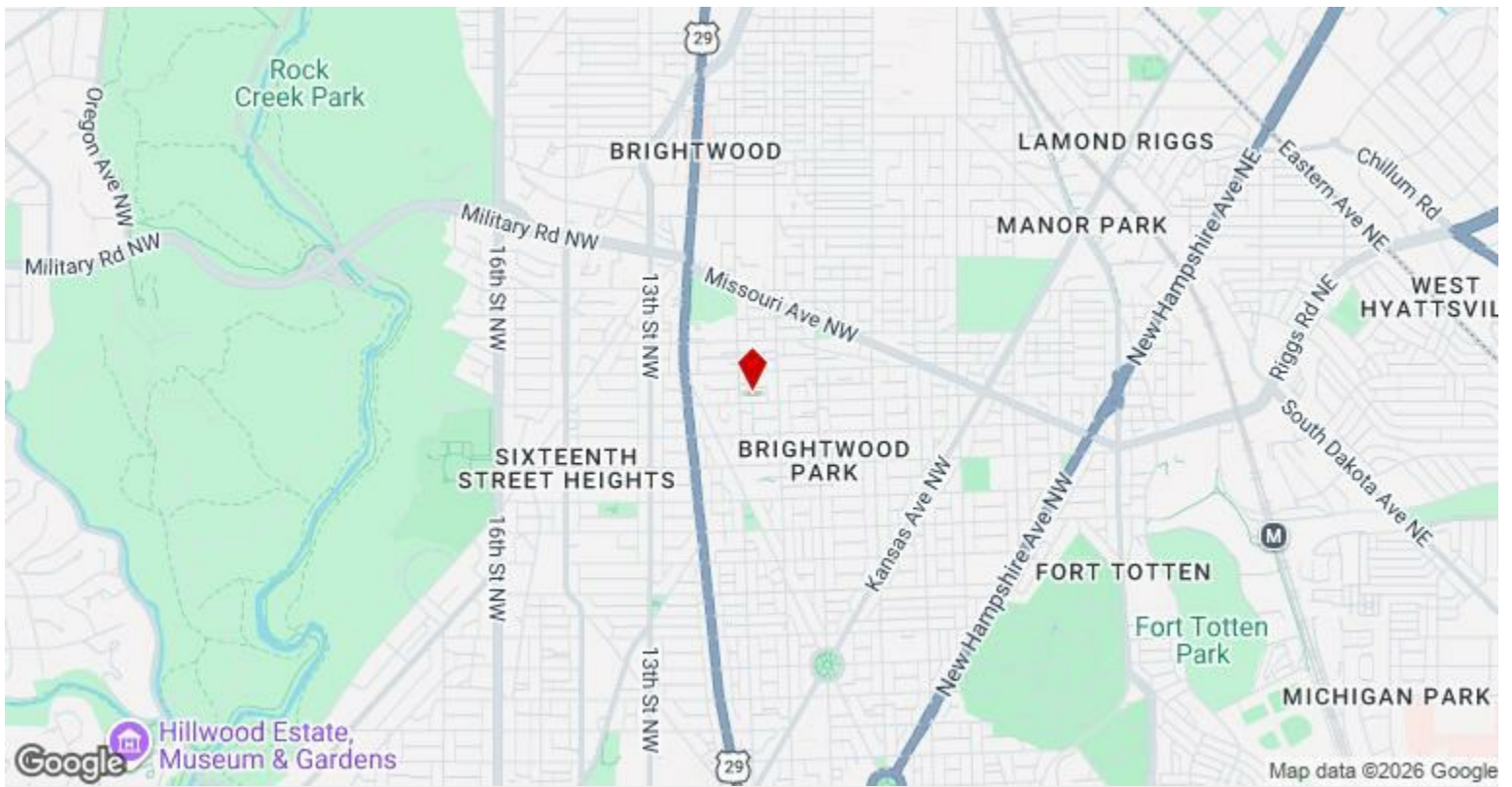
- .11 acres great for a multifamily development opportunity.
- New A/C unit, 4 updated bathrooms
- small kitchen and office in 825 Kennedy St NW



Price:	\$1,300,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.11 AC
Gross Building Area:	4,494 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1923
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	10 FT
Zoning Description:	MU-4
APN / Parcel ID:	2993-0055

Major Tenant Information

Tenant	SF Occupied	Lease Expired
United Holiness Deliverance	-	



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Property Photos



IMG_9739