



OFFERING SUMMARY

GRANT STREET APARTMENTS

4046 Grant Street NE | Washington, DC 20019

10

UNITS

1942

YEAR BUILT

555

AVG. SQ FT

THE OPPORTUNITY

4046 Grant Street NE is a 10 unit apartment building situated in the rapidly evolving Deanwood neighborhood of Washington, DC, offering significant potential for value appreciation.

NEARBY RFK STADIUM DEVELOPMENT

Just steps from the RFK Stadium redevelopment, the property is positioned to benefit from rising housing demand and neighborhood revitalization. New amenities and infrastructure are expected to attract tenants and drive rent growth.

RENTAL UPSIDE

With current rents averaging \$1,057 per unit, new ownership can capitalize on significant rental upside. Market comps indicate the potential to increase one-bedroom rents to \$1,569—a 28% uplift. Additionally, converting units into two-bedroom layouts could further boost rents to \$1,802 per unit.

MINNESOTA AVENUE RETAIL CORRIDOR

The Property benefits from its proximity to a growing retail corridor along Minnesota Avenue, offering tenants convenient access to walkable shopping and casual dining options. As development continues in the area, tenants will enjoy further amenities in this evolving neighborhood.

UNMATCHED TRANSPORTATION ACCESS

Located just steps from the Minnesota Avenue Metro Station, which serves both the Orange and Silver lines, the Property offers unparalleled connectivity throughout DC, Maryland, and Northern Virginia. Future plans to extend the Silver Line to Dulles International Airport will only enhance its accessibility. Additional transit options include nearby bus stops and immediate access to I-295, connecting to I-495, I-95, and Route 50.



LOCAL MAP

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