



LAND FOR SALE

1998 & 2000 4th Street NE · Washington, DC 20002

TOTAL LOT AREA
3,693 SF

Lot 0134: 1,838 SF
Lot 0133: 1,855 SF

**DEVELOPMENT
POTENTIAL**

4 Town house style Units
3 Story 3 Bed 3 Bath
1680 SF Per Unit

PERMITS

approx. 3 months
DOB B2600308 (Lot 0134)
DOB B2600304 (Lot 0133)

Asking Price
\$699,500



\$699,500

**1998 & 2000 4th Street NE
Washington, DC 20002**

PROPERTY POTENTIAL

- ✓ Two duplexes — 4 condos total
- ✓ 3-story units, 3 bed / 3 bath each
- ✓ 1,680 SF per unit
- ✓ Rear units include private patios
- ✓ Front units include rooftop decks

LOT DETAILS

- ✓ Total lot area: 3,693 SF
- ✓ Lot 0134: 1,838 SF
- ✓ Lot 0133: 1,855 SF

Lee Simon · (202) 506-5474
Lee.Simon@S2-Development.com
Listing: Fairfax Realty Premier

FLOOR PLANS & PERMITTING STATUS

1998 & 2000 4th Street NE



PERMITTING STATUS

- ✓ Subdivision complete
- ✓ Zoning determination letter on hand
- ✓ Plans on second review round
- ✓ **Permit — issuance approximately 3 months**

DOB PERMIT NUMBERS

- ✓ DOB B2600308 — Lot 0134 (1,838 SF)
- ✓ DOB B2600304 — Lot 0133 (1,855 SF)

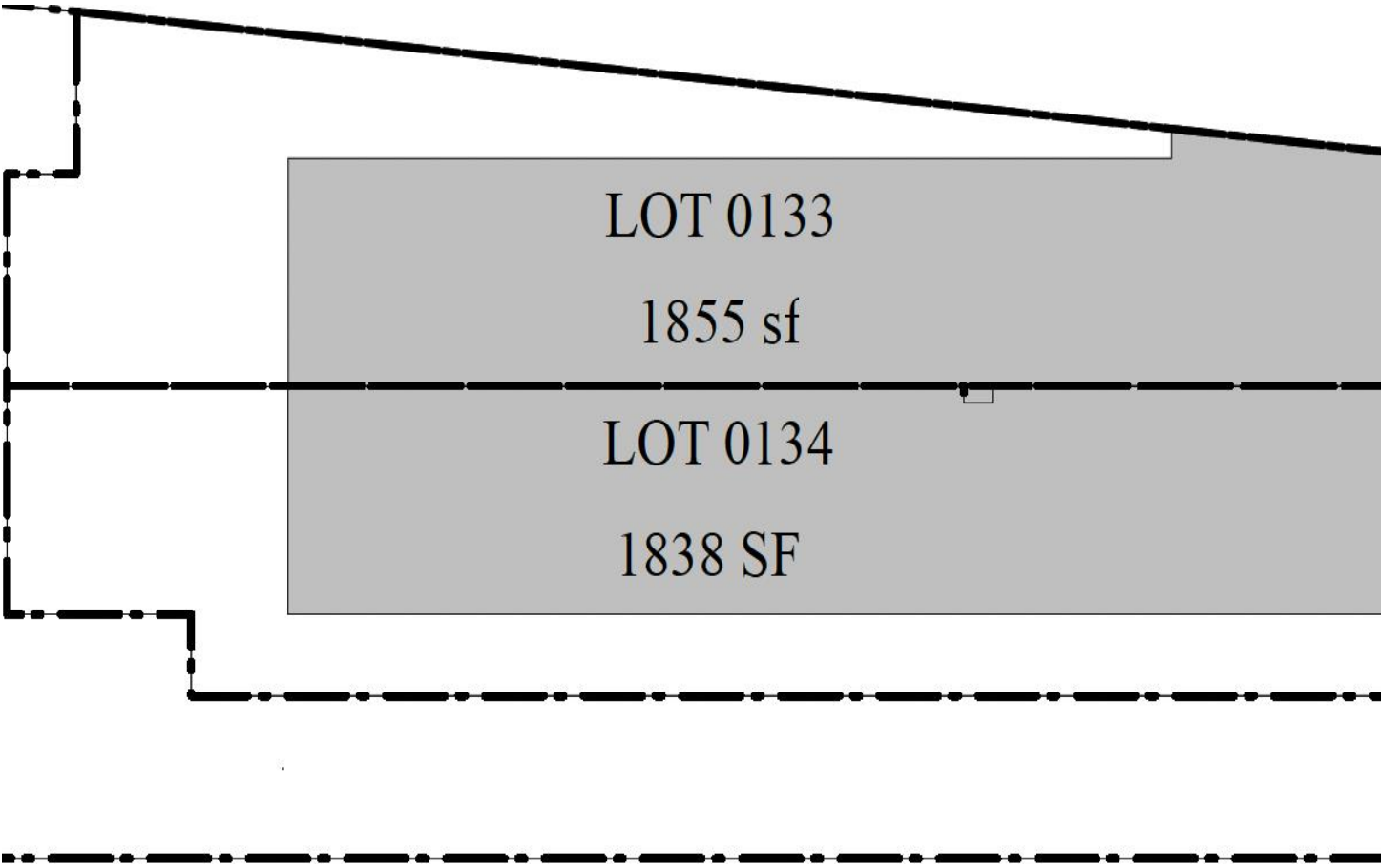
SELLER ADVANTAGE

- ✓ Seller owns neighboring property
- ✓ Easements provided as needed
- ✓ Construction staging (negotiable)



SUBDIVISION PLAT & LOT DIMENSIONS

LOT SUMMARY



Lot 0133 1,855 SF

Footprint Lot 0133 1,150 SF

Floor Area of Building Lot 0133 3,369 SF

Lot 0134 1,838 SF

Footprint Lot 0134 1,139 SF

Floor Area of Building Lot 0134 3,354 SF