

SALE

2808 DOUGLAS ST NE

2808 Douglas St NE Washington, DC 20018



PROPERTY DESCRIPTION

Unveiling a prime investment opportunity in the Washington, DC 20018 area, this 2,944 SF building, constructed in 1935, epitomizes appeal and potential for discerning owners or investors. Zoned MU-4, this property offers versatility for a range of commercial endeavors, providing a canvas for innovative development. Boasting a strategic location with convenient access to major transportation routes, this property presents a compelling investment proposition in the dynamic Washington, DC real estate market. Embrace the opportunity to shape the future of this distinguished property and capitalize on its promising potential.

PROPERTY HIGHLIGHTS

- Built 1935 | Renovated 2018 | Highly flexible MU-4 zoning
- Excellent access to major transportation routes | Strong location in a rapidly improving corridor

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	5,998 SF
Building Size:	2,944 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,795	7,227
Total Population	1,041	4,785	18,478
Average HH Income	\$127,566	\$116,680	\$117,670

Ricardo Guice
(202) 805-5614

Leon Robinson IV
(667) 435-0094



COLDWELL BANKER
COMMERCIAL
REALTY

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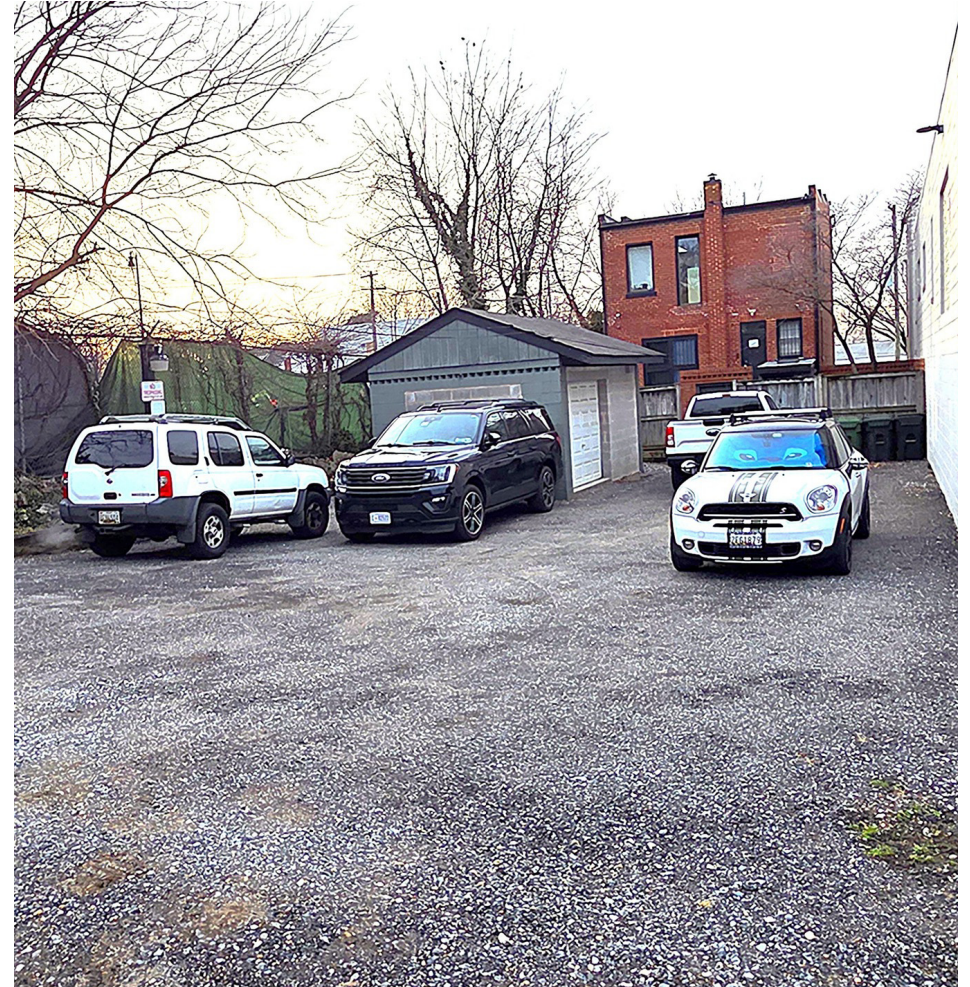
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LOCATION DESCRIPTION

Discover a prime investment opportunity in Washington, DC. The area surrounding this well-located 3-star property offers exceptional potential for Office Building Owners or Multi-Family Redevelopment Investors. Positioned in the dynamic 20018 submarket, the property benefits from close proximity to major attractions—including the National Arboretum—which provides a rare blend of natural tranquility within an urban setting.

The surrounding neighborhood continues to strengthen with expanding retail, dining, and service amenities that enhance convenience and appeal for future tenants or residents. Coupled with strategic access to major transportation corridors, this location stands out as a high-value opportunity for investors seeking to capitalize on the growth and stability of the Washington, DC commercial real estate market.

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OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	2,944 SF
Rentable SF:	2,208 SF
Lot Size:	5,998 SF
Price / SF:	\$390.63
Year Built:	1935
Zoning:	MU-4
Market:	Washington, DC 20018
Submarket:	Northeast Submarket

PROPERTY OVERVIEW

Positioned in a strategic corridor with convenient access to major transportation routes, the asset offers both visibility and connectivity. For investors looking to participate in the continued growth of the Washington, DC market, this property represents a compelling opportunity to add value, reposition, or expand. Seize the chance to shape the trajectory of this unique property and unlock its full investment potential.

▣ This property also offers strong fundamentals for multifamily redevelopment. With flexible MU-4 zoning, the property supports a range of residential configurations, including boutique multifamily layouts. Its strategic location provides excellent access to major commuter routes, neighborhood amenities, and the rapidly growing retail corridor nearby—enhancing future resident appeal. For investors seeking an entry point into one of DC’s most active redevelopment pockets, this property represents a compelling chance to create value, elevate the site, and deliver a desirable residential product to the market.

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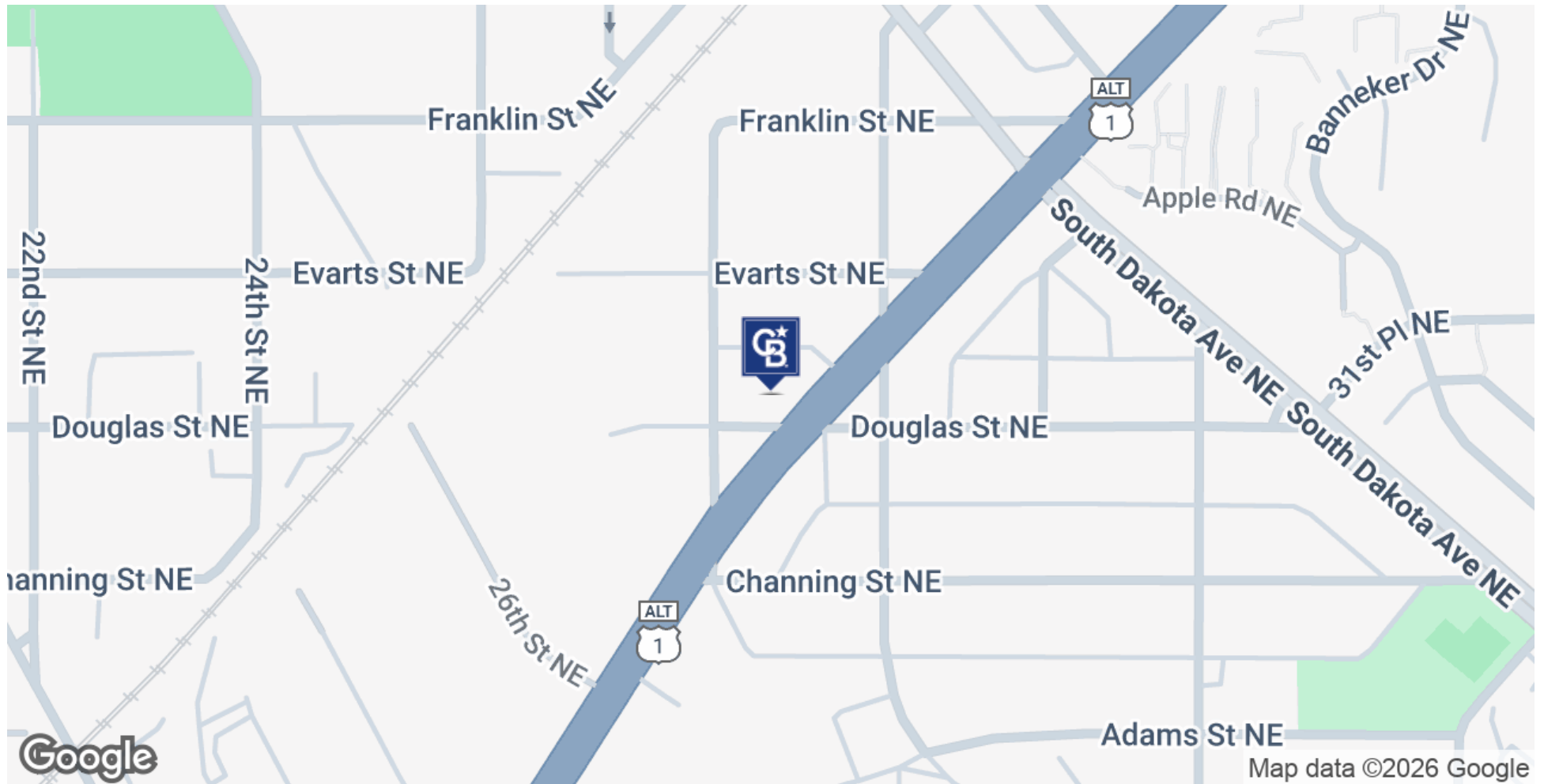
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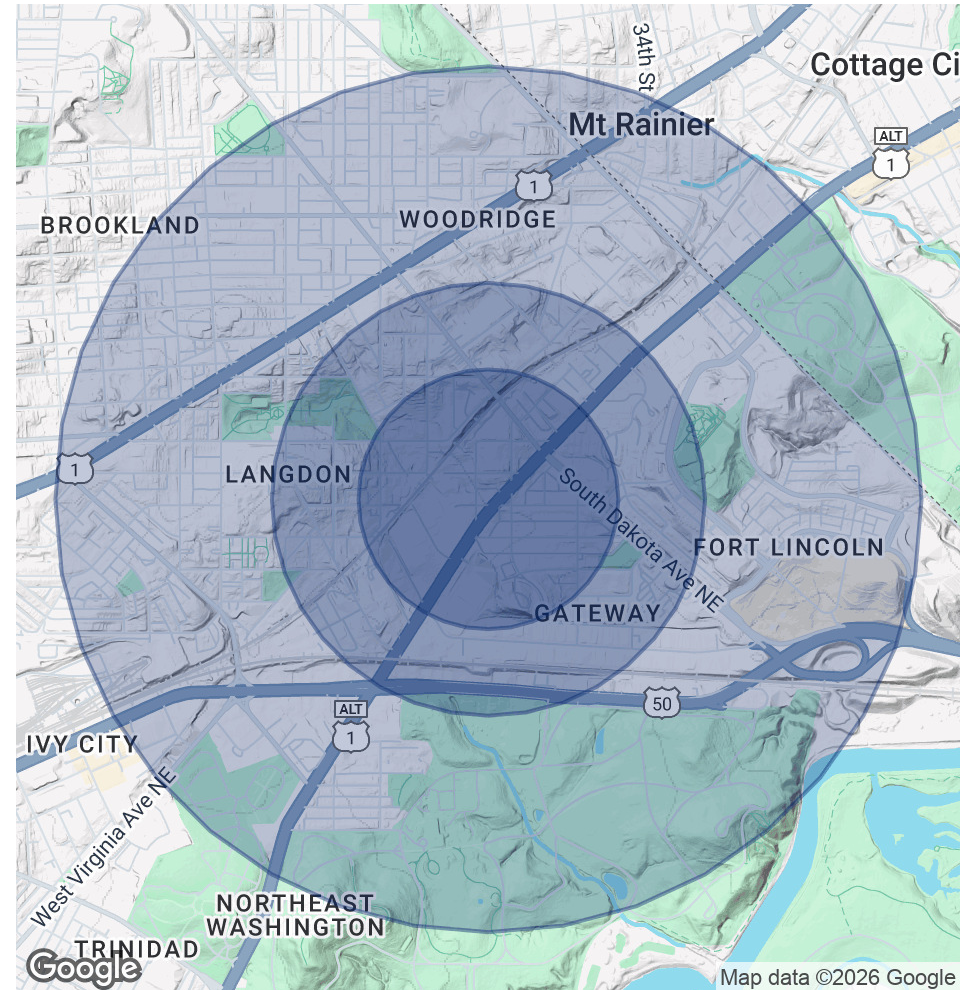
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,041	4,785	18,478
Average Age	39	42	41
Average Age (Male)	37	39	39
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,795	7,227
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$127,566	\$116,680	\$117,670
Average House Value	\$717,885	\$717,351	\$726,155

Demographics data derived from AlphaMap



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