

BANKRUPTCY SALE

**4559-4569 Benning Road SE
and 4480 C Street SE
WASHINGTON, DC 20019**



**THREE BUILDING, 35-UNIT VACANT MULTIFAMILY PROPERTY
4559-4569 BENNING ROAD SE AND 4480 C STREET SE, WASHINGTON, DC 20019
FORMERLY KNOWN AS BENNINGTON APARTMENTS**

**LIST PRICE:
\$2,750,000**

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Offered for sale by Bankruptcy Trustee, 4559-4569 Benning Road SE and 4480 C Street SE comprise three adjacent multifamily apartment buildings located in the Fort Dupont neighborhood of Southeast Washington, DC. This offering is TOPA exempt, providing a streamlined acquisition process without tenant purchase rights or associated delays. Each of the three-level buildings contain four units per level, totaling twelve (12) units per building with one exception; 4569 Benning Rd SE has eleven (11) units and one basement level utility room. There are thirty-five (35) rentable apartments overall, consisting of a majority of 2BR/1BA and some 3BR/1BA apartments. A rear, surface parking lot with approximately 24 spaces serves all three buildings. According to a recent third-party report, the property was built in 1965 and renovated in 2021, with approximately 25,434 rentable square feet, on a lot size of 28,485 SF (0.65 acres). The units are said to average 700-800 SF, but we have not been able to verify the complete Bedroom and Bathroom count, nor Square Footage.

TOUR DATES

Wednesday, May 13, 10 am - 12 pm

Thursday, May 21, 11 am - 1 pm

All three buildings will be sold together and are currently vacant and boarded, creating a rare opportunity for an investor or developer to execute a comprehensive renovation, repositioning, or redevelopment strategy without the challenges of in-place tenancy and resident relocation.

The property is located along the Benning Road corridor in the Fort Dupont area, a community that has experienced continued public infrastructure investment and neighborhood revitalization. The location offers convenient access to mass transit, including the nearby Benning Road Metro station (Blue and Silver lines) just 0.3 miles away, multiple Metrobus stops within walking distance, and major commuter routes such as Benning Road, Minnesota Avenue, and East Capitol Street providing direct connectivity to Downtown DC, Capitol Hill, and major employment centers. Recreational amenities include Fort Dupont Park, Kenilworth Park & Aquatic Gardens, and the Anacostia Riverwalk Trail. Entertainment, dining, and cultural destinations in Capitol Hill, Navy Yard, and Downtown DC are easily accessible.

This offering represents a compelling opportunity for investors to acquire a sizable 35-unit multifamily asset with parking, strong transit access in Washington, DC, and no acquisition TOPA constraints. All sales are subject to the approval of the US Bankruptcy Court and H. Jason Gold, Trustee.

HIGHLIGHTED FEATURES

Property Highlights

- This sale is TOPA Exempt
- Three adjacent multifamily buildings sold together
- 35 total apartment units (12 units in two buildings, 11 units plus utility room in the third)
- Three-story construction
- Rear on-site parking lot serving all buildings
- Vacant - ideal for value-add or redevelopment without acquisition TOPA constraints
- Strong long-term demand for renovated rental housing in the area

Transit & Accessibility

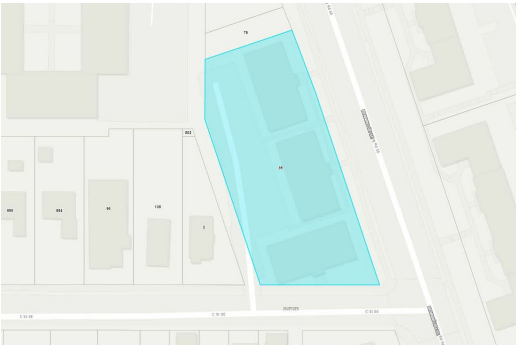
- Minutes to the Benning Road Metro Station (Blue/Silver Lines)
- Easy access to East Capitol Street, Minnesota Avenue, and DC-295
- Convenient commuting to Downtown DC, Capitol Hill, Navy Yard, and Anacostia

Nearby Amenities & Employment Centers

- Close proximity to RFK Stadium redevelopment area
- Short drive to Capitol Hill, Union Market, and Navy Yard
- Near neighborhood retail, grocery options, parks, and community services
- Access to major employment hubs including Downtown DC, federal offices, and healthcare facilities

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