

Prime Redevelopment Site
8,064 ± SF FOR SALE

4217 9TH STREET NORTHWEST
Washington, DC 20011



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PROPERTY OVERVIEW

4217 9th Street NW is a 8,064 ± SF well maintained funeral home and in good condition. The property provides chapel capacity for 200+ people, as well as office space, conference rooms, kitchen/breakrooms, elevator access, and a 3-car garage with separate employee entrance.

LOCATION OVERVIEW

Located in the Uptown submarket of Washington, DC, 4217 9th Street NW benefits from proximity to major transportation routes and connectivity to downtown and surrounding neighborhoods. This property provides strong visibility and accessibility in a dense urban corridor, is highly walkable, and transit-oriented with strong traffic counts which will enhance long-term tenant demand and overall asset value.

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Building Size:	8,064 SF
Land:	0.14 Acres
Zoning:	MU-4
Type:	Retail
Year Built:	1922
Class:	C
Stories:	2-story building
Assembly/Event Capacity:	200+
Construction:	Masonry
ADA Compliant:	Chair lift and elevator access available and ADA compliant
Garage Access:	Three car garage and commercial hearse storage
Frontage	44 feet along 9th St NW
Traffic Counts:	Approx. 8,000 vpd
User:	Owner User opportunity
Delivery Date:	TBD
SALE PRICE:	\$3,000,000.00



Front of Building



View of Building Block



ZONING DESCRIPTION

The property is zoned MU-4 under the District of Columbia Zoning Regulations of 2016 (11 DCMR Subtitle G). The MU zones are designed to permit a broad range of commercial, institutional, and multi-family residential development at varying densities. MU-4 is the zone commonly applied along DC's established main street corridors, enabling the low-rise mixed-use development pattern characteristic of neighborhoods such as Columbia Heights, Mount Pleasant, Takoma, and Eastern Market. Its application to this site reflects the corridor's role as a neighborhood commercial and transit-connected spine and creates a highly flexible platform for a range of owner-user, adaptive reuse, and redevelopment scenarios.

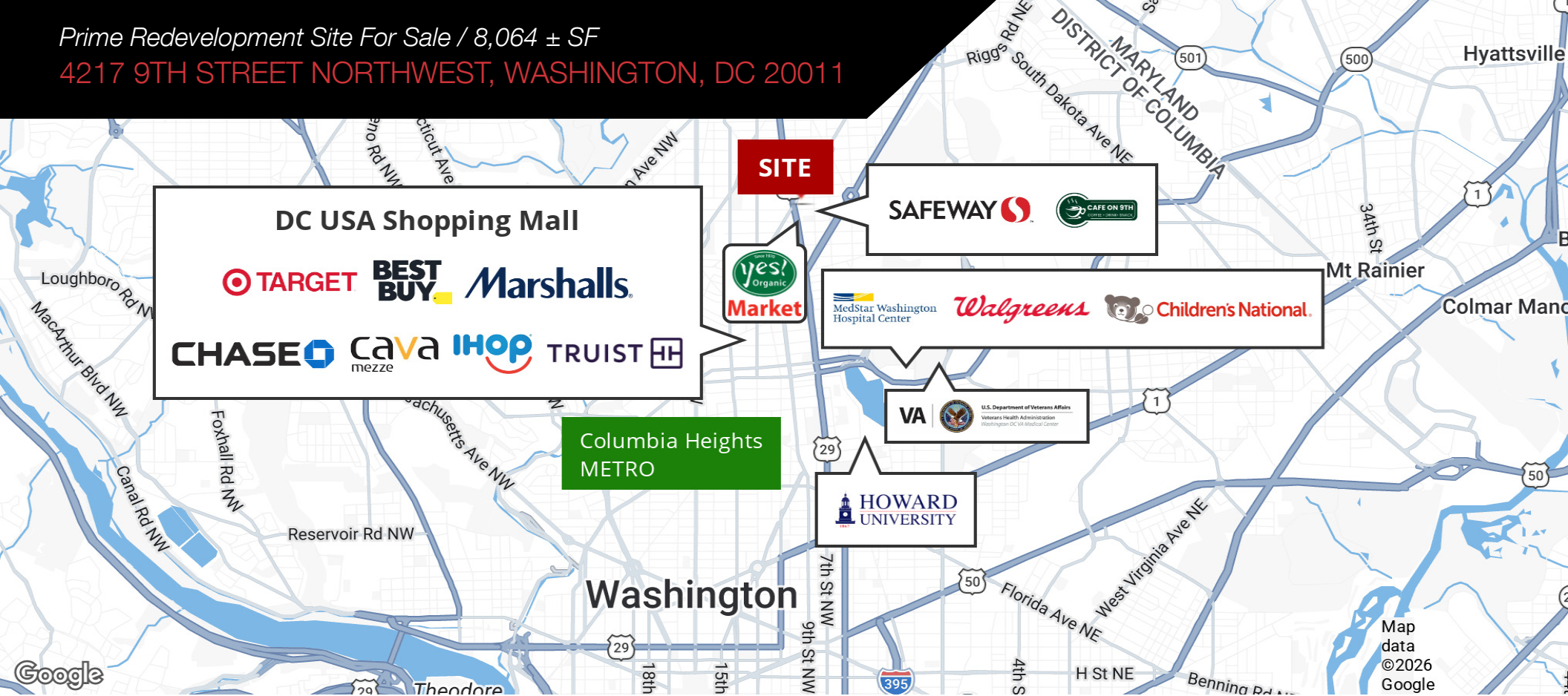
Permitted Uses Include: Residential Developers, Faith Based Organizations, Healthcare & Social Services, Community Facilities, Retail & Restaurant Operators, and Office Users.

Rezoning Upside: Given proximity to Columbia Heights Metro and dense urban infill context, there may be a path to MU-5A or higher.

By Right Development: Based on the site's 0.14-acre (approx. 6,098 ± SF) lot area and MU-4 standards, the by right development supports the following:

- Maximum GBA (2.5 FAR): approximately 15,245 SF
- Maximum GBA with IZ Bonus (3.0 FAR): approximately 18,294 SF
- Maximum Height: 50 feet (approximately 4-5 stories)

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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	54,861	23,440	\$162,540
3 Miles	366,686	179,904	\$168,099
5 Miles	787,126	363,088	\$171,428

2023 American Community Survey (ACS)



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Entryway



Entryway



Entryway



Entryway



MARCUS N. DANIELS
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Elevator | ADA Accessibility



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Stairway Access



Chair Lift | ADA Accessibility

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Chapel



Chapel



Chapel



Chapel

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Office



Office



Office

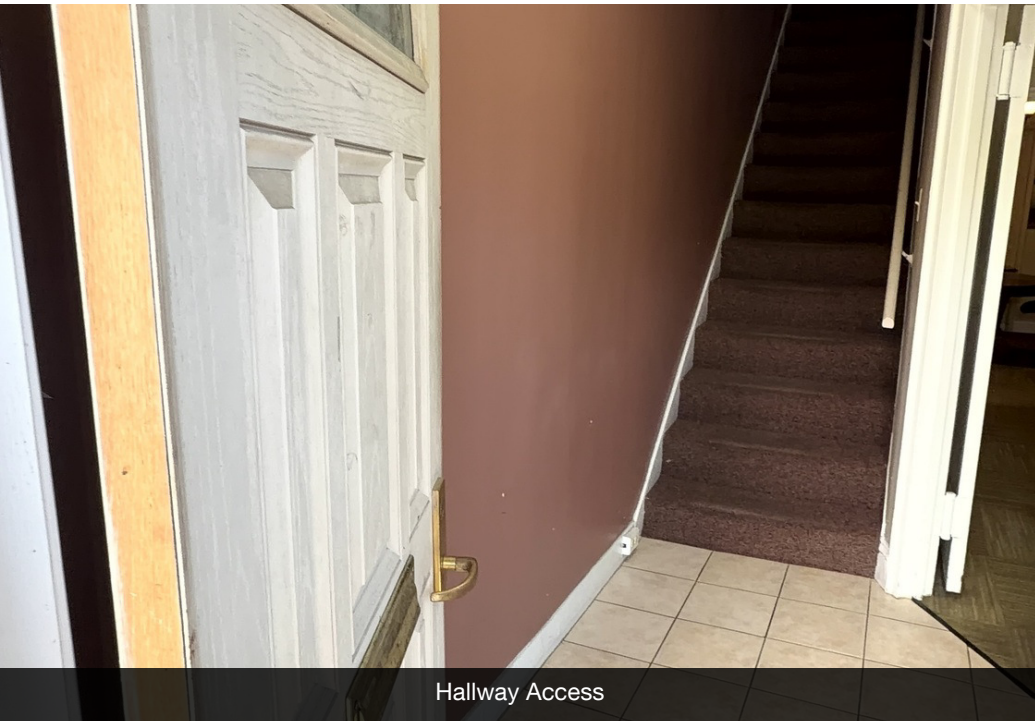


Office

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Bathroom



Hallway Access



Main Entrance Door

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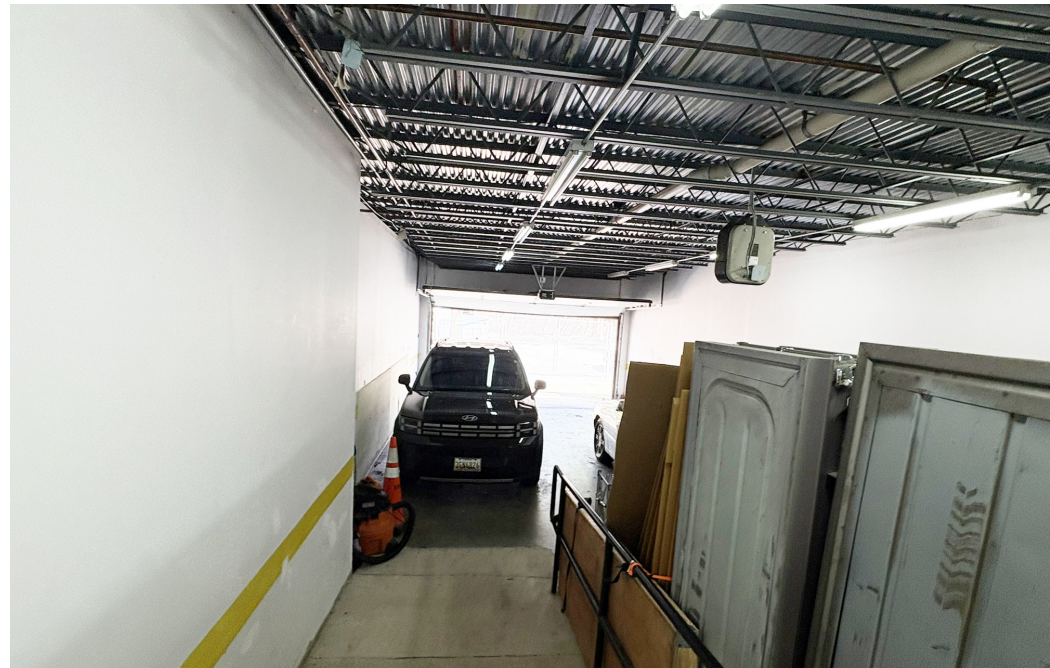
Garage Exterior



Garage Exterior



Garage Interior



Garage Interior

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