

FOR SALE

1620 WISCONSIN AVE NW  
WASHINGTON, DC 20007



## DESCRIPTION

- ±3,800 SF on 1,307 SF Lot
- \$2.5M for 3-story townhouse
- Zoned MU-4 in historic Georgetown
- Move-in ready for Owner Occupant

RETAIL & OFFICE SPACE

1620 WISCONSIN AVE NW  
WASHINGTON, DC



## SPACE HIGHLIGHTS

- Excellent location and visibility
- Lower-level 2<sup>nd</sup> gen med-spa
- Central air and new boiler
- Exterior security cameras
- 0.97 FAR
- ±3,000 SF over 2 floors
- ±800 additional SF in basement
- Move-in ready
- Flexible MU-4 Zoning
- 16,090 Daily Street Count

FOR MORE INFORMATION PLEASE CONTACT

FLETCHER GILL

**PHONE: 202.735.5382**

[fletchergill@thegenaugroup.com](mailto:fletchergill@thegenaugroup.com)

VICTOR DAMBROSIA

**PHONE: 202.365.2373**

[vdambrosia@thegenaugroup.com](mailto:vdambrosia@thegenaugroup.com)

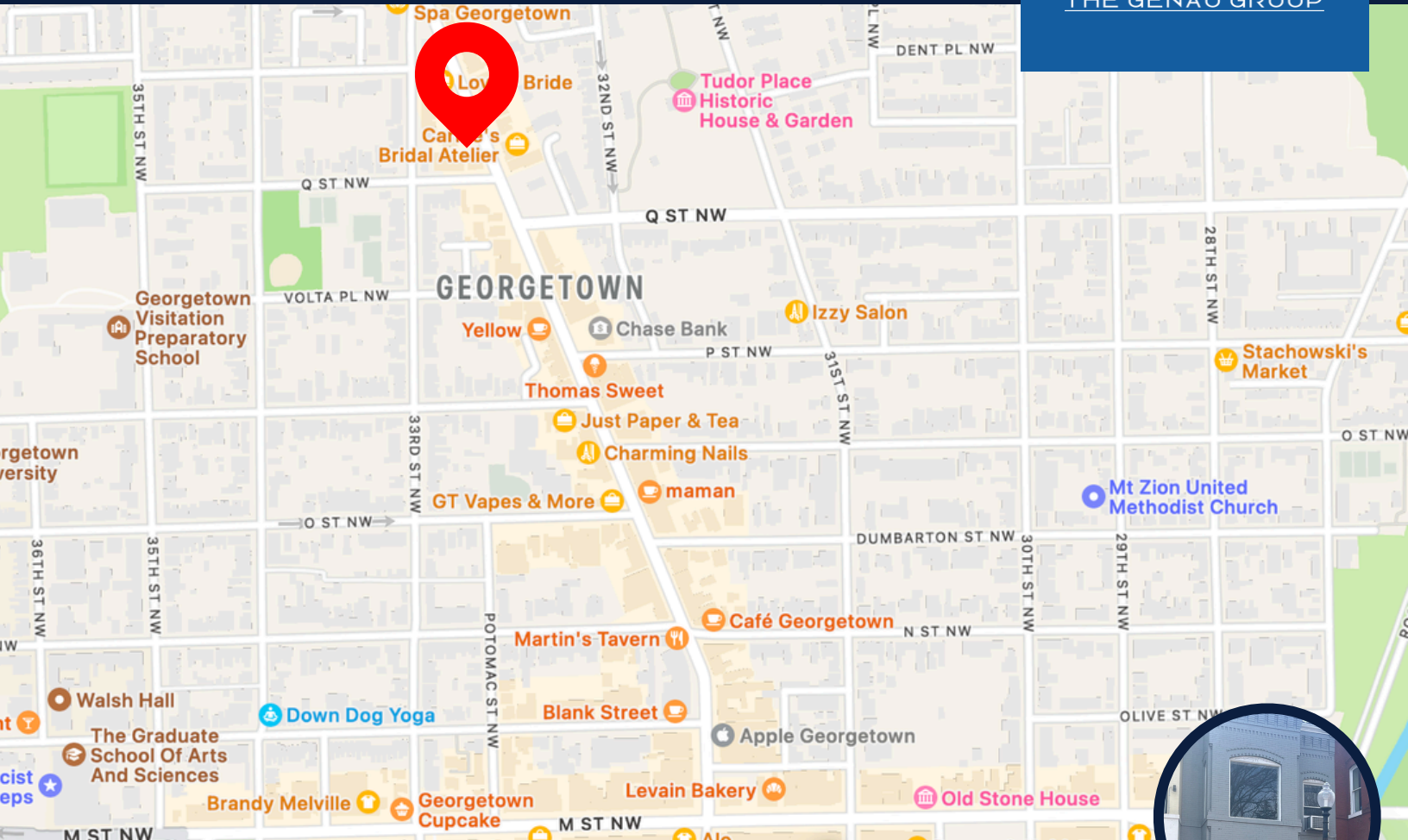
ZACH ANDERSON

**PHONE: 202.516.5392**

[zacharyanderson@thegenaugroup.com](mailto:zacharyanderson@thegenaugroup.com)

The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

1620 WISCONSIN AVE NW  
WASHINGTON, DC



## NEARBY AMENITIES



**YELLOW**

capital bikeshare™



### DRIVE

5 min to Francis Scott Key Bridge  
6 min to Georgetown Waterfront  
9 min to I-66W

### BUS

2 min walk to D80 Northbound

### TRANSIT

26 min walk to Dupont Circle Station  
28 min walk to Foggy Bottom-GWU Station

The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

1620 WISCONSIN AVE NW  
WASHINGTON, DC



## FIRST FLOOR

The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

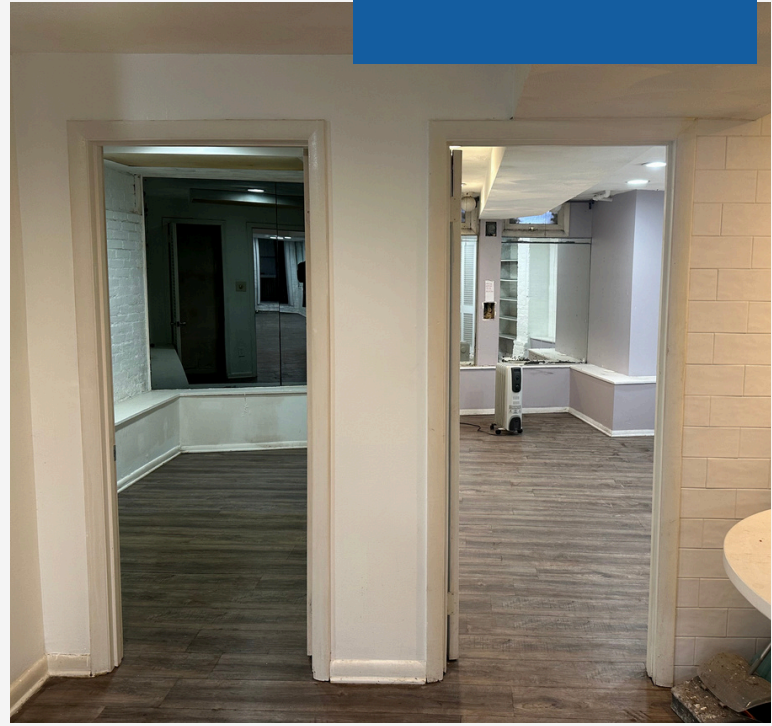
1620 WISCONSIN AVE NW  
WASHINGTON, DC



## SECOND FLOOR

The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

1620 WISCONSIN AVE NW  
WASHINGTON, DC



## LOWER LEVEL

The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

1620 WISCONSIN AVE NW  
WASHINGTON, DC



PLEASE **CONTACT** THE LISTING TEAM FOR INFORMATION



**Fletcher Gill**, Managing Broker

Phone: 202.735.5382

fletchergill@thegenaugroup.com



**Victor Dambrosia**, Partner

Phone: 202.365.2373

vdambrosia@thegenaugroup.com



**Zach Anderson**, Director

Phone: 202.516.5392

zacharyanderson@thegenaugroup.com