

1723 & 1728 Wisconsin Ave, NW
Washington, DC 20007

Two Commercial Properties For Sale In Georgetown

1723 Wisconsin Ave, NW



1728 Wisconsin Ave, NW



Pricing: \$1,195,000

Legal Description:

Square: 2154 Lot: 0042

Building Info:

First Floor: 800 sf
Second Floor: 824 sf
Lower Level: 800 sf
Total Building SF: 2,424 sf
Lot Size: 1,619 square feet
Parking: **3 vehicles**
Zoning: C2A - Commercial and Residential Uses Permitted

Pricing: \$1,085,000

Legal Description:

Square: 1298 Lot: 0289

Building Info:

First Floor 746 sf
Second Floor 746 sf
Lower Level 650 sf
Total Building SF 2,142 sf
Lot Size: 1,486 square feet
Parking: **3 vehicles**
Zoning: C2A - Commercial and Residential Uses Permitted

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Features: 1723 Wisconsin Ave, NW.

<u>Year Built:</u>	1929, updated in 1980's
<u>Annual Real Estate Taxes:</u>	\$12,030.48 (2014)

This property is an attached, two-story structure with alternative commercial or residential uses. Existing conditions of the improvements are as follows:

1st floor

11-foot ceiling
Deep front window well
Rear exit

2nd floor

Full bathroom
Separate rear staircase entry/egress

Lower Level

8-foot ceiling
Half bathroom
Rear exit/entry

General

3 usable floors
3 parking spaces
Painted brick façade
Solid oak hardwood flooring
HVAC – forced air 1st & 2nd floors
Excellent pedestrian and vehicular traffic

Utilities

Pepco 200 amp
1 electric meter
1 gas meter with 2-inch line
40-gallon AO Smith water tank

Features: 1728 Wisconsin Ave, NW.

<u>Year Built:</u>	1900, updated in 1990's
<u>Annual Real Estate Taxes:</u>	\$11,240.30 (2014)

This property is an attached, two-story structure with alternative commercial or residential uses. Existing conditions of the improvements are as follows:

1st floor

10-foot ceiling
Half bathroom
Wall to wall carpeting

2nd floor

Balcony
Full bathroom
Wall to wall carpeting

Lower Level

7-foot 5-inch Basement ceiling
Rear exit/entry
Usable space

General

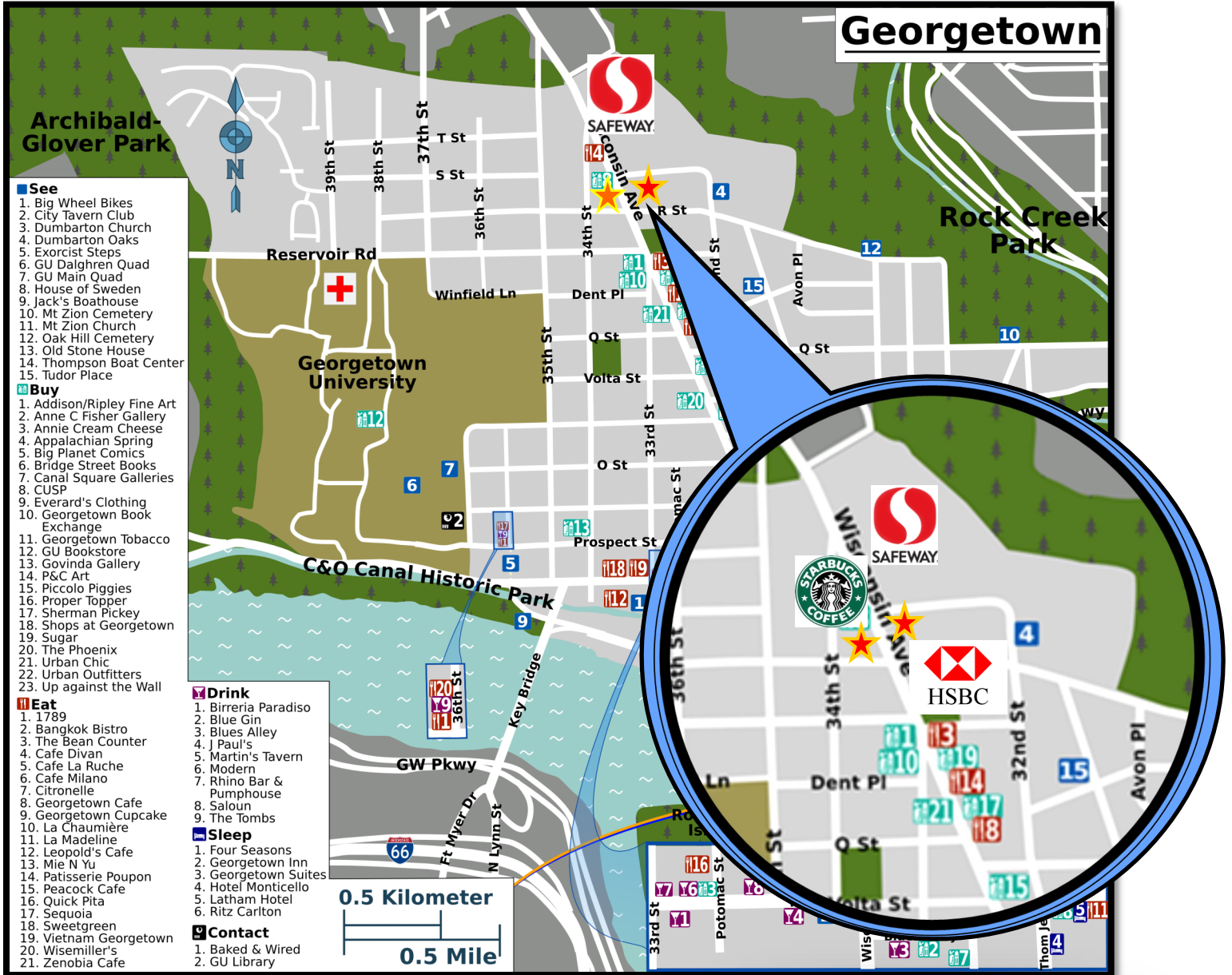
3 car parking spaces
Building attached on both sides
Double hinged windows
Red brick façade
Excellent pedestrian and vehicular traffic

Utilities

Window units for air conditioning
Gas powered radiant heaters
Furnace: 145K BTU 113 lb./h
40 gal GE hot water tank
One gas meter 2-inch
One electric meter 100 amp

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Location Map



★ Subject Property

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Bike Share & Bus Map



Capital Bike Share



Bus Station



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Property Photos of
1723 Wisconsin Avenue, NW



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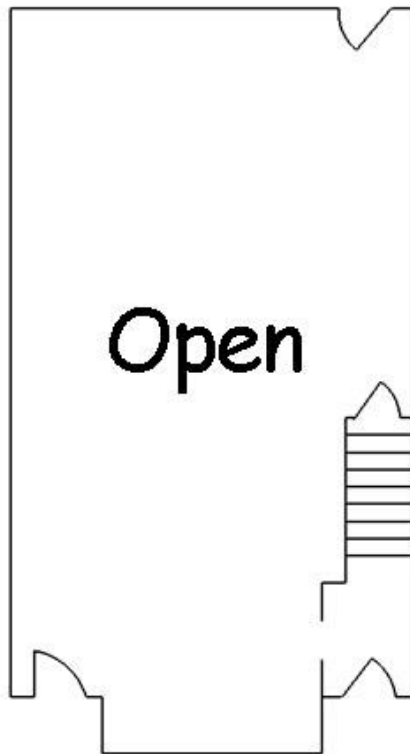
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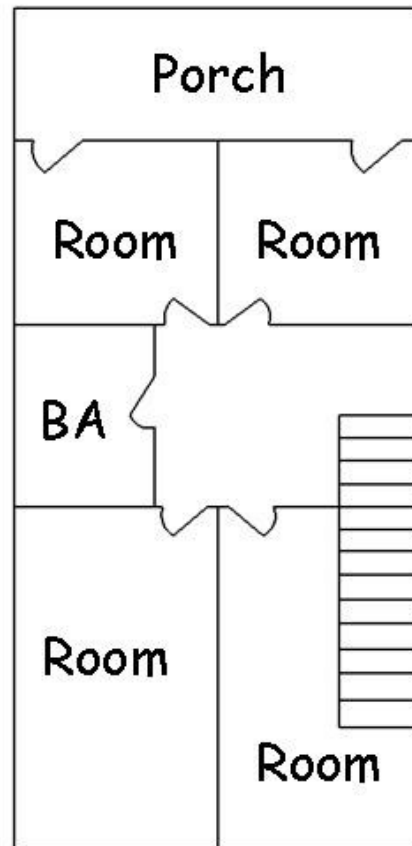
Floor Plans for First and Second Floors

1723 Wisconsin Ave, NW

First Floor



Second Floor

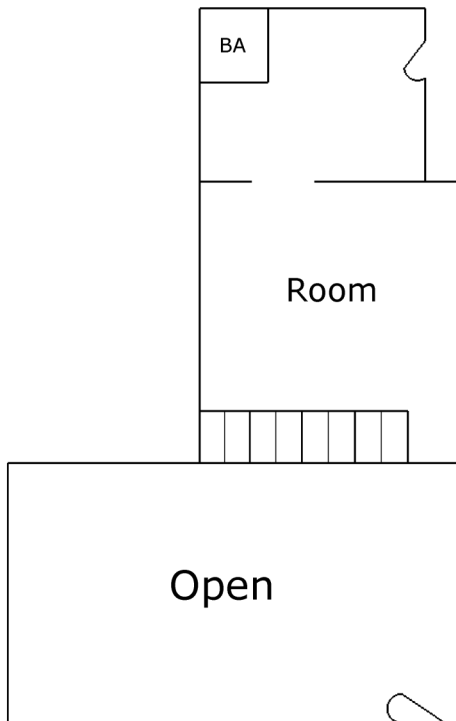


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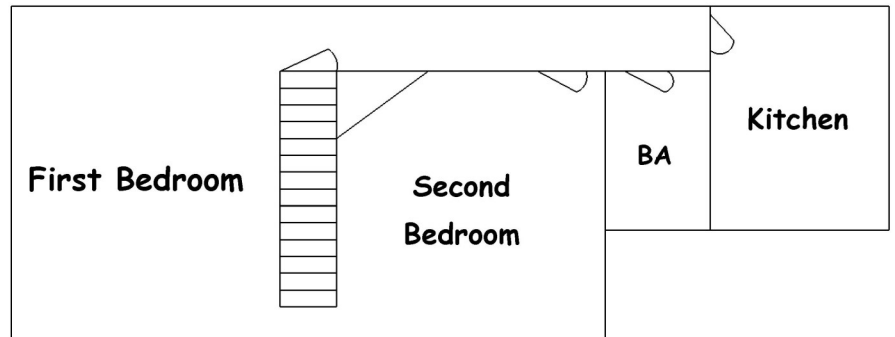
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First Floor



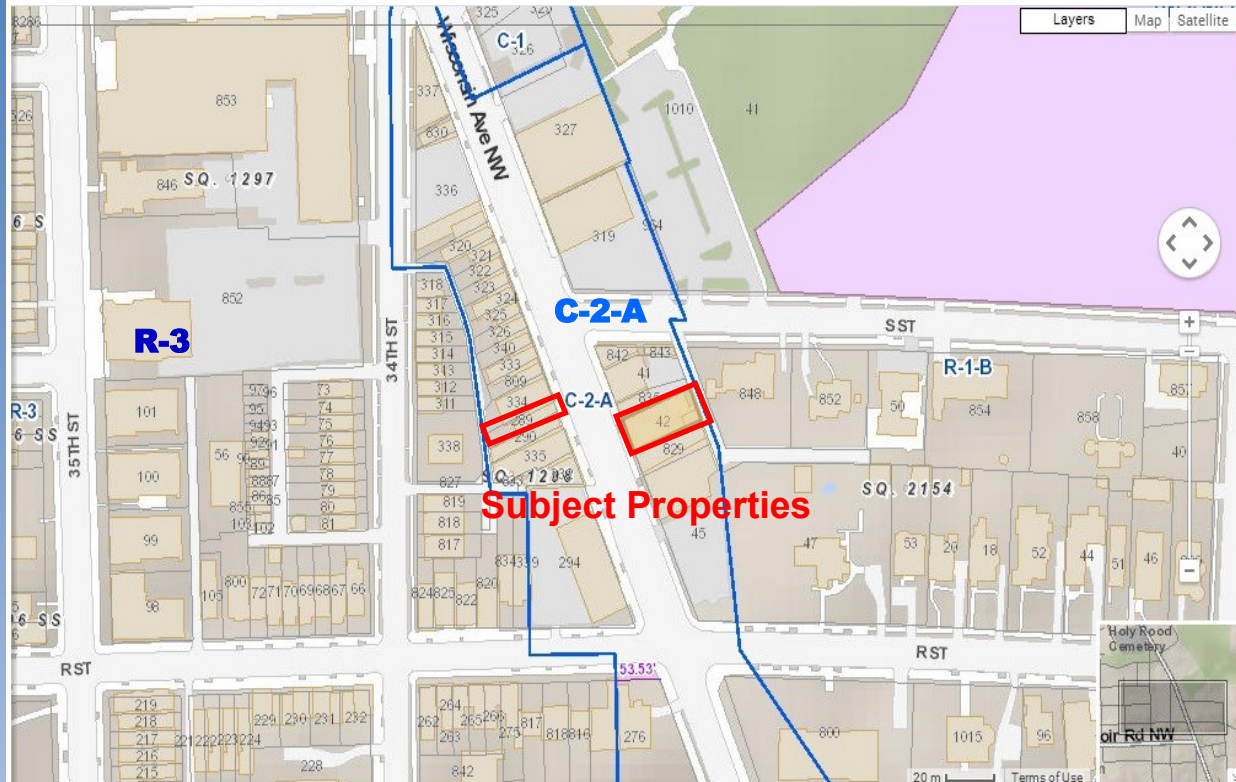
Second Floor



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Georgetown Zoning Map & Text



Community Business Center Districts (C-2)

The community Business Center (C-2) District is divided into C-2-A, C-2-B, and C-2-C Districts.

The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core.

The C-2-A Districts shall be located in low and medium density residential areas with access to main highways or rapid transit stops, and shall include office employment centers, shopping centers, and medium-bulk mixed use centers.

The C-2-A District shall permit development to medium proportions.

The C-2-A District shall accommodate a major portion of existing commercial strip developments.

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