

3259 Prospect Street, NW  
Washington, DC 20007

## SMALL COMMERCIAL BUILDING FOR SALE



Legal Description:

Square: 1218 Lot: 103

Building Info:

First Floor	721 square feet
Second Floor	697 sf
Lower Level	<u>721 sf</u>
Total Building SF	2,139 sf **

\*\* building square footage is an estimate of net rentable sf and the gross building area calculation is larger..

Lot Size: 2,464 square feet (see attached plat)

Parking: **3 vehicles stacked plus additional driveway storage**

Zoning: C2A - Commercial and Residential Uses Permitted

Price: \$1,225,000

**Andrew D. O'Neill, Principal**

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## Features:

<u>Year Built:</u>	1865 (approximately), Restoration in 2000
<u>Annual Real Estate Taxes:</u>	\$15,532.94 (2012)
<u>Annual Georgetown BID Taxes:</u>	\$2,922.82(2012)
<u>Annual Utilities (estimate):</u>	\$3,600 + cleaning (estimated)
<u>Annual Insurance (estimate):</u>	\$2,300 (estimated)
<u>Recent Upgrades to Property:</u>	New Central AC in 2011 New Water Heater in 2005 New Sump Pump in 2005 Electrical Upgrades in 2002 New Driveway Gate 2005 Chimney work in 2007 Brick Re-pointing in 2002

This property is an attached, two-story commercial structure with a finished English basement style office. The building currently has a certificate of occupancy from DCRA for office use and has been owner occupied for over eight years.

Existing conditions of the improvements are as follows:

- **This property contains on-site parking, which is extremely rare and expensive in Georgetown.**
- 100 amp electrical service to the building. Wiring and lighting fixtures have been updated to include decorative incandescent lighting and halogen strip fixtures.
- There is a half bath located on the first floor and one full bath located on the second floor. Fixtures and vanities in both bathrooms have been updated. Flooring is resilient tile and ceramic tile.
- The roof is assumed to be rubber with portions in asphalt.
- There is a 40 gallon water heater; cooling is provided by HVAC with additional window units. Radiant heating is gas powered.
- There is an existing alarm system throughout the property.
- The property is located in the heart of Georgetown's Historic retail and commercial district and provides an owner with great long term ownership and investment potential.
- There is a beautiful brick patio in the rear of the property.

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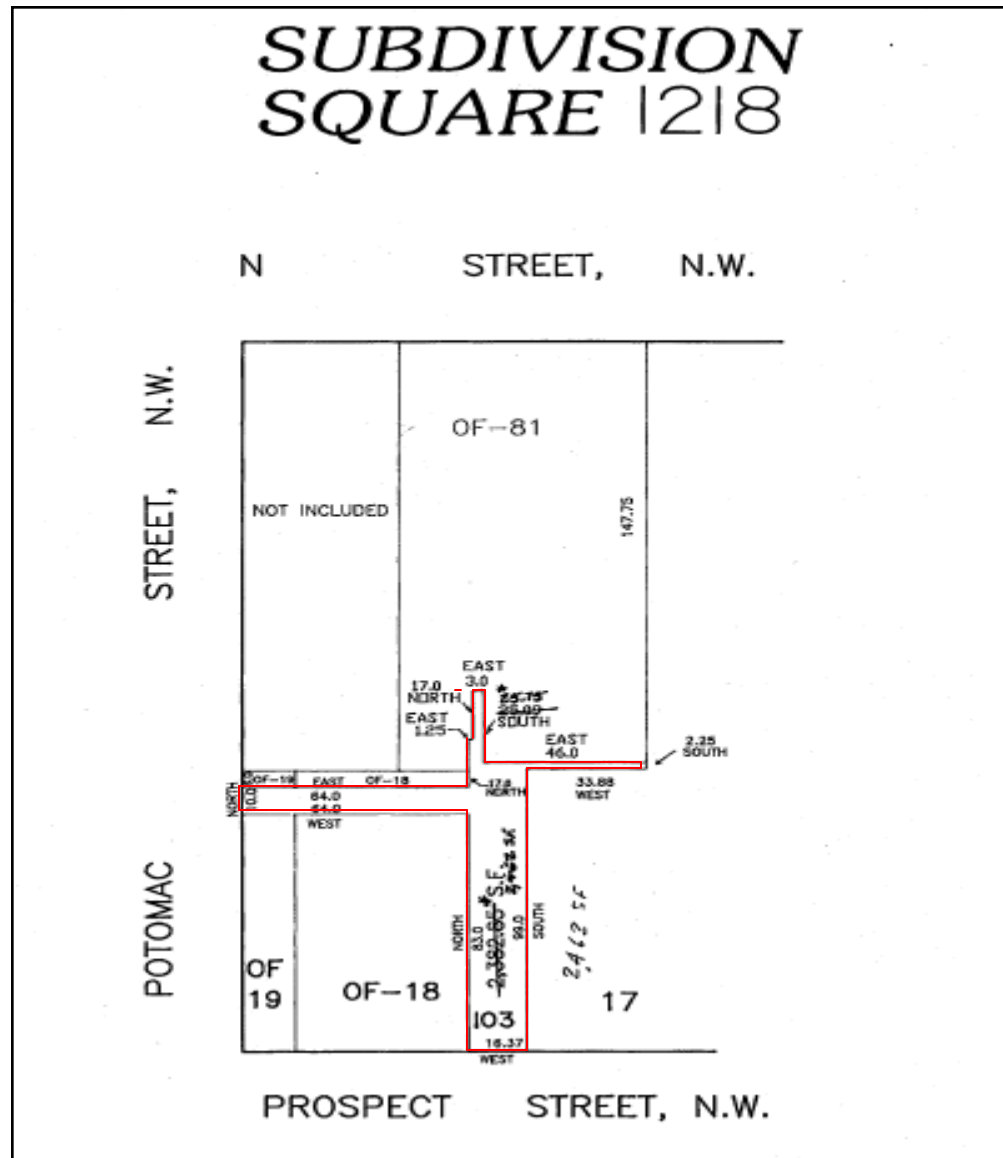
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## Office of the Surveyor of the District of Columbia Plat Map



\*Entire property being sold is outlined in red above.

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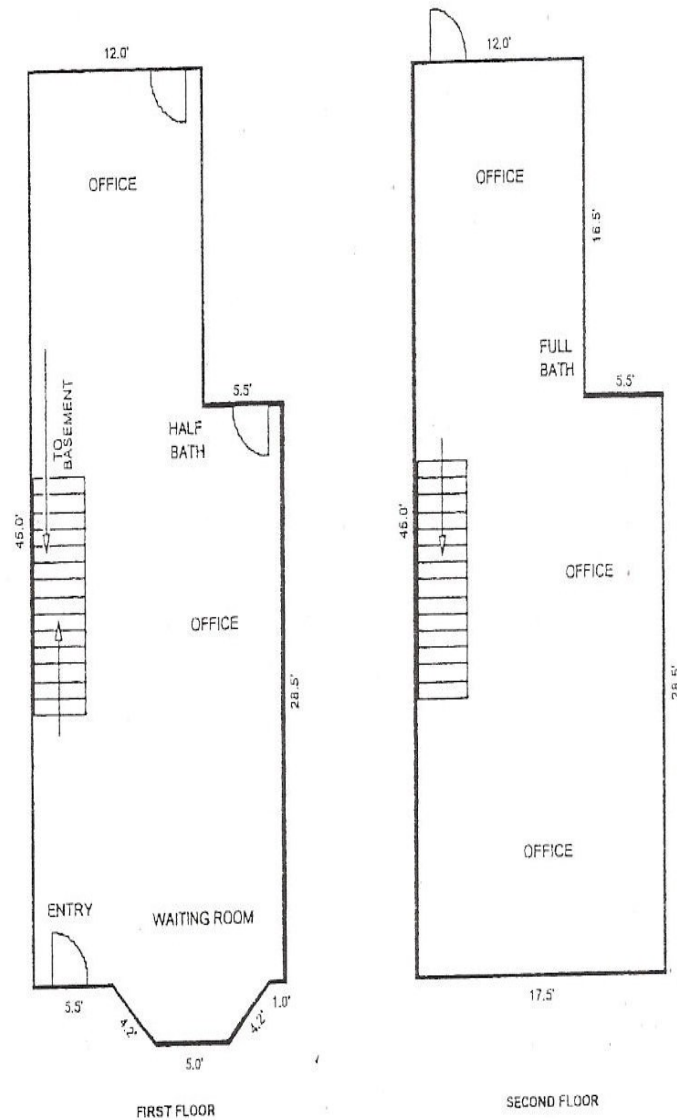
## Interior Property Photos



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**O'NEILL REALTY**  
ADVISORS, LLC

## Floor Plans for First and Second Floors

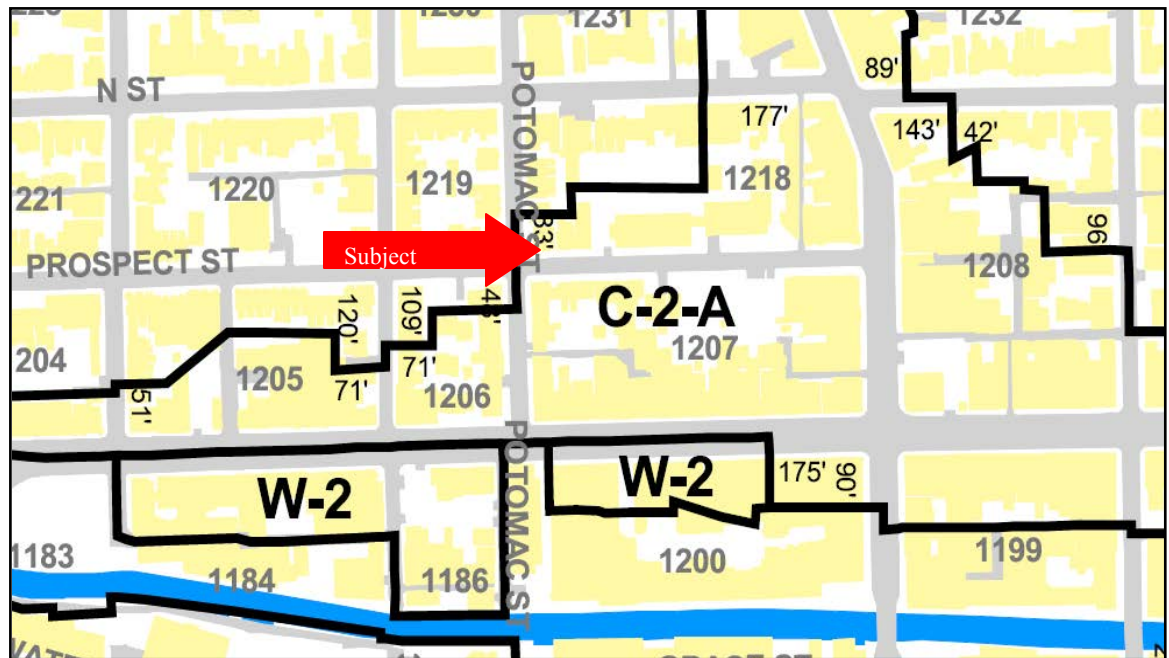


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## Georgetown Zoning Map & Text



### 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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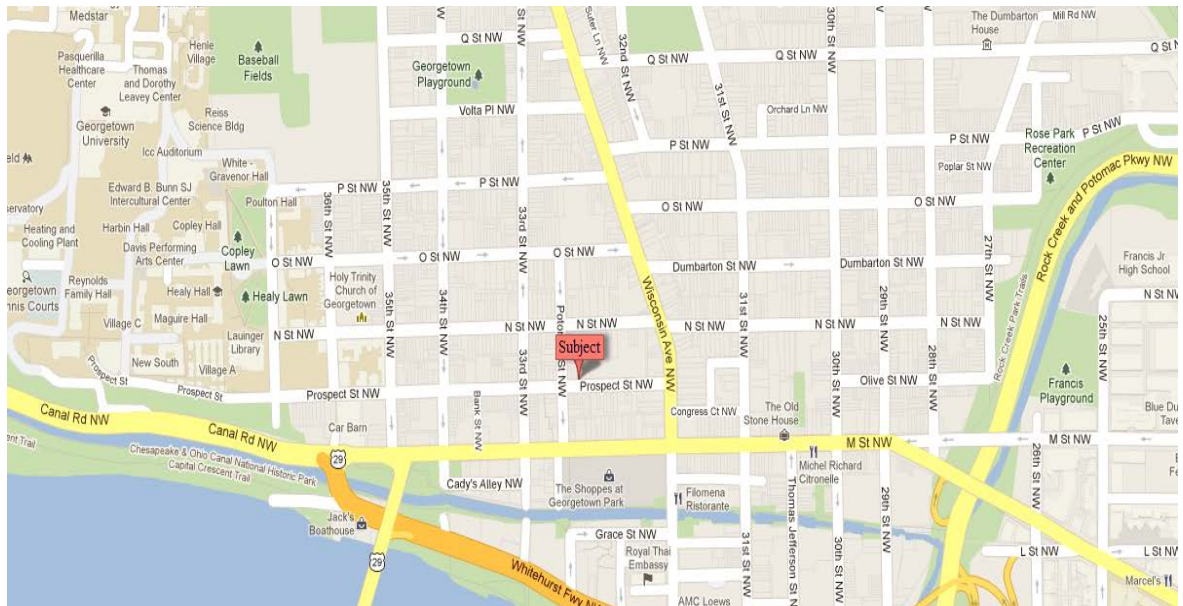
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## Aerial & Map



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