



**ONE** | STREET  
COMMERCIAL PROPERTIES

**3513 13th St NW Washington, DC 20010**

**Multifamily Property For Sale**

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**PROPERTY DESCRIPTION**

Multifamily property with an incredible value-add that is seldomly available on the market in this neighborhood due to its incredible location. In addition, when implementing the HCVF rents, the NOI is increased exponentially. This property is also prime for a condo conversion. Please reach out for more details.

**LOCATION DESCRIPTION**

3513 13th St NW, is a rarely available multi-family property centrally located in Northwest Washington, DC. The building is situated in in the heart of Columbia Heights, blocks away from the Columbia Heights and Petworth Metro Stations. In addition, the property is steps away from a variety of shops, parks, and well known DC restaurants.

**PROPERTY HIGHLIGHTS**

- 1BR/1BA (19)
- 2BR/1BA (2)
- Cellar Level space available for unit expansion
- Unused outdoor space available for amenity and/ or parking

**OFFERING SUMMARY**

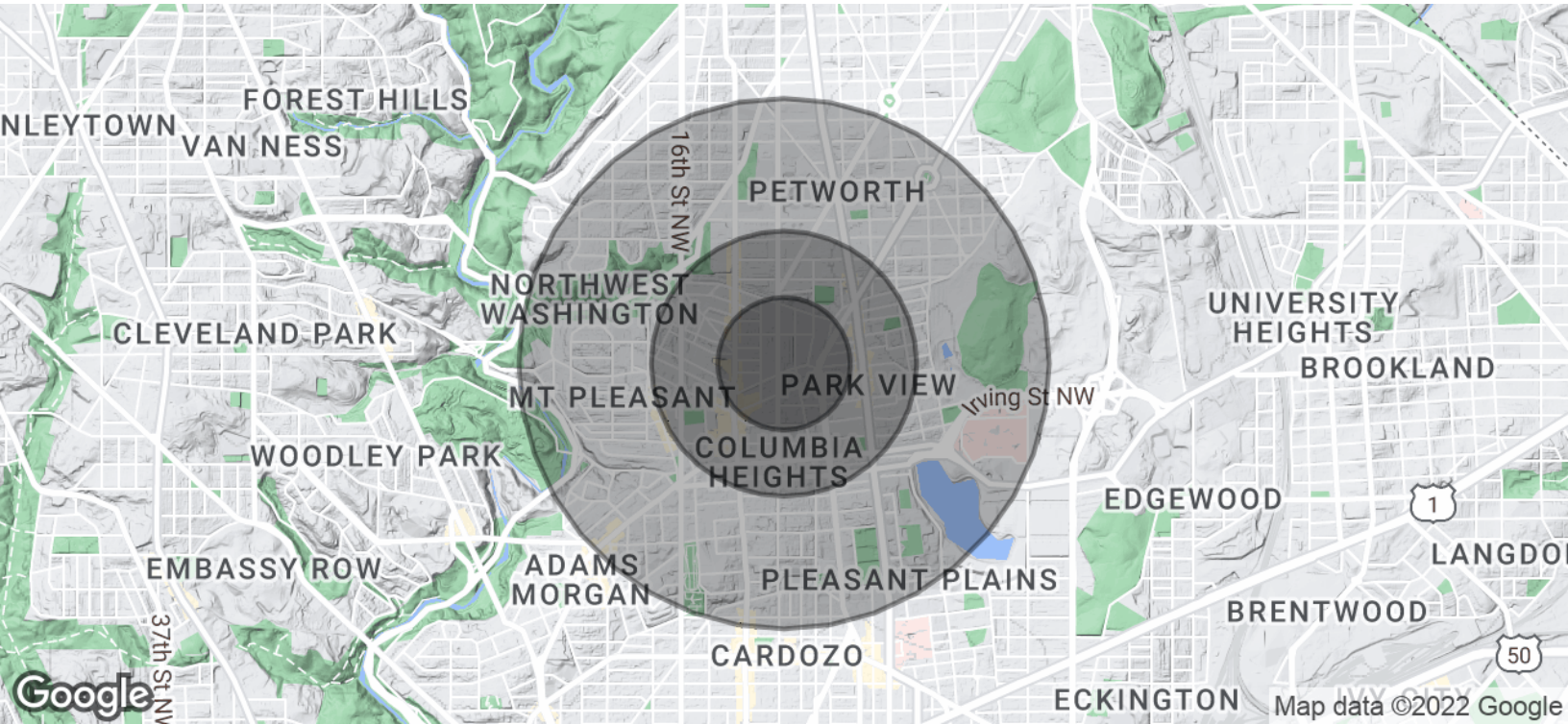
Sale Price:	\$4,199,900
Number of Units:	21
Lot Size:	8,805 SF
Building Size:	14,544 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,348	10,202	30,646
Total Population	6,400	25,834	74,570
Average HH Income	\$78,046	\$68,875	\$74,194

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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	6,400	25,834	74,570
Average Age	30.9	31.6	33.0
Average Age (Male)	31.0	31.2	32.9
Average Age (Female)	30.3	31.9	33.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2,348	10,202	30,646
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$78,046	\$68,875	\$74,194
Average House Value	\$547,418	\$507,805	\$525,534

\* Demographic data derived from 2020 ACS - US Census

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