

# FOR SALE

Mixed Use Property

IN THE VIBRANT H STREET CORRIDOR  
1447 MARYLAND AVE NE, WASHINGTON, DC 20002

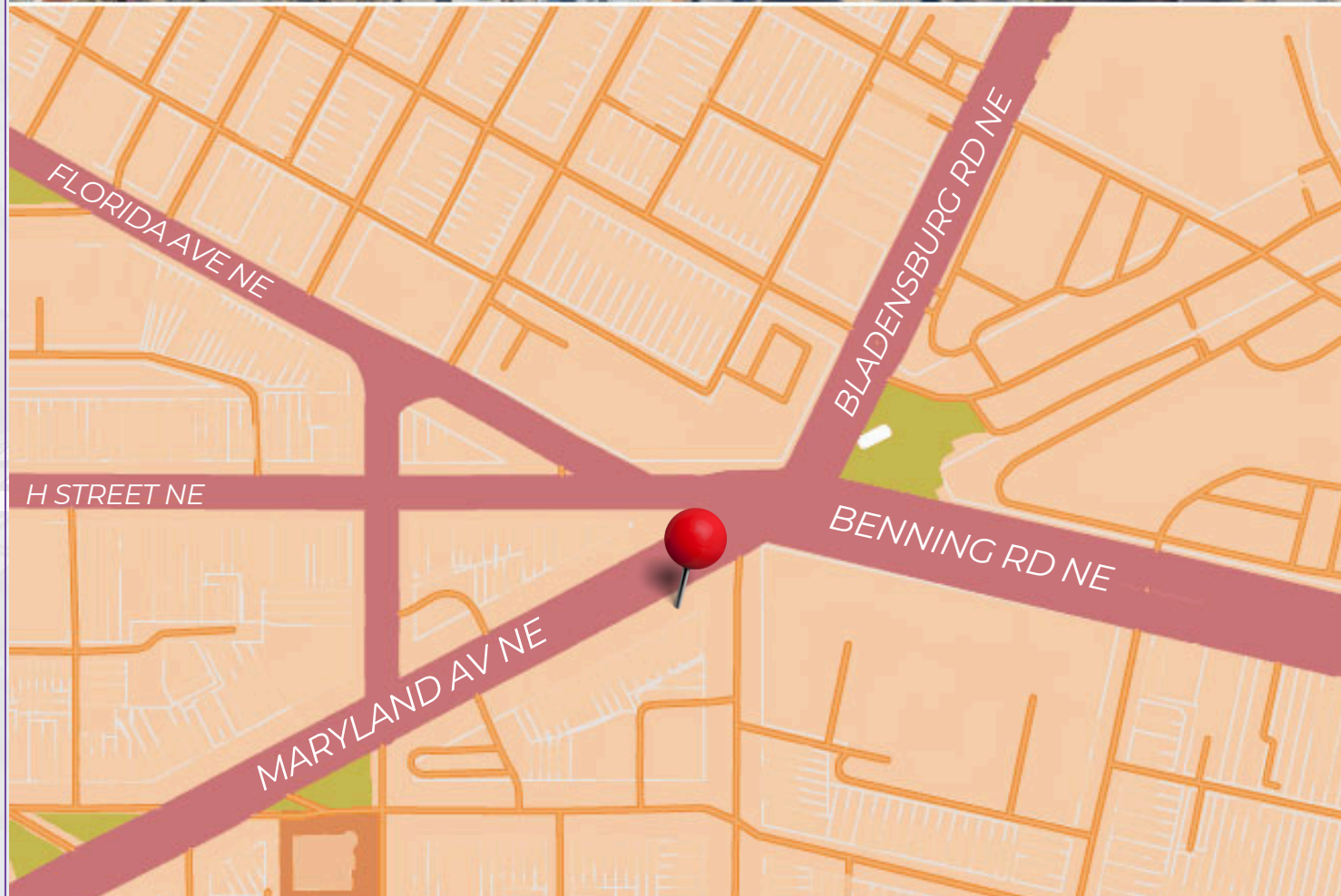


**VANTAGE**  
COMMERCIAL REALTY

DISCOVER THE UNSEEN: YOUR SOURCE FOR OFF-MARKET COMMERCIAL PROPERTIES

CONTACT:  
KEN NOROOZI  
O: (202) 347-3760 | M: (301) 728-6037  
[ken@vantagecr.com](mailto:ken@vantagecr.com)







## **ABOUT THE PROPERTY**

An exceptional investment opportunity in the thriving H Street Corridor, this fully developed property features 8 residential units and ground-floor retail space. Perfectly positioned to capitalize on the vibrant mix of residential, retail, and entertainment options in the neighborhood, the property benefits from high visibility and strong foot traffic.

The residential units offer stabilized income potential, while the ground-floor retail space provides versatility for various business types. Located just steps from major transportation, popular restaurants, and retail hubs, this property is ideal for investors looking for a turn-key asset in one of Washington, DC's most sought-after areas.

Seize this opportunity to own a prime asset in a rapidly growing market.

***Land Area: 2,160 SF***

***Building Area: ~4,500 SF***

***Retail Area: 1,600 SF***

***Zoning: NMU-4/H-A***

***Asking Price: Negotiable***