



913 Florida Ave, NW

Contact:

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Type:	2-Story, Attached, Commercial Building
Tax Id:	2873//0262
Price:	<u>\$1,295,000</u>
Ownership:	Fee Simple
Lot Size:	1,332 SF
Building SF:	2,600
Zoning:	MU-10 (mixed use - permits residential, commercial (ex. office, restaurant, bar, retail), recreational, light industrial development; 90' by-right zoning); non-historic
Development:	Could be sold in coordination with adjacent building at 911 Florida Ave, NW
Frontage:	Florida Ave, NW & 9 th St, NW
Cross Streets:	Vermont Ave, NW & V St, NW
Walk Score:	97 **second most walkable in DC**
Transportation:	2 metros (U Street / Cardozo / African American Civil War Memorial & Shaw / Howard University





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The Offering

Rare opportunity to own versatile, 2,600 SF, MU-10 zoned commercial property in one of the most dynamic locations in DC.

- Gut-renovated and owner-operated for the past 13 years as a real estate brokerage office
- Frontage on both Florida Avenue and 9th Street
- Smack in the middle of an energetic hub with deep roots in DC's music and cultural history just north of U Street, providing great access and visibility to customers, clients, colleagues; make your business an instant and permanent fixture in the U Street Corridor
- Hundreds of Millions of Dollars in multiple large-scale developments surrounding this property including a 45,000, 2-story Whole Foods Market on the same block delivering in 2020
- Metro 1 block
- Exposed brick, skylights, roof access, curb cut; system upgrades include PVC and copper plumbing, updated electrical, 2 HVAC systems, new kitchen with top-end stainless steel appliances, track and cable lighting, drywall throughout, wired for office network

Multiple options for use or further development include:

- Single, professional office,
- Office co-working space (with 16 work spaces, 2 entries, 2 staircases, 2 bathrooms, 2 HVAC systems),
- Restaurant, bar, retail,
- Conversion back to residential single family,
- Conversion to condominiums,
- Development opportunity with neighboring property and other plans for the peninsula.

Easy to add back a parking space due to existing curb cut.