

\$564,200 - 2710 12th St Ne, WASHINGTON

MLS® #DCDC2147074

\$564,200

0 Bedroom, 0.00 Bathroom,
Residential on 0.06 Acres

BROOKLAND, WASHINGTON, DC

For an Investor/Builder/Developer or house hacking primary residence owner. Build this potential 6 unit and sell as condos or donâ€™t subdivide it and create a 6 unit apartment. Or live in one and rent / AirBnB the others. This commercially zoned vacant lot is perfect for a by right project as it helps avoid so many of the complexities associated with adding to DCâ€™s housing stock.

- No chimney setback issues
- No adjoining property on either side that would cause 10â€™ rule
- The previous structure was already demolished eliminating that risk and cost
- Thereâ€™s no required lengthy underpinning of adjoining structures
- The property already has a curb cut.
- Schematic Design phase with Cross Design Group already paid for.
- New structure would still not connect to neighboring structures on either side.

The architecture firm has determined thereâ€™s a total buildable square footage of 5,184sf if you go for the IZ bonus. Please see the prospective pro forma in the photos that is made in accordance with the buildable square footage and uses a cost of construction equal to \$225 per sf. The property is fenced off for safety so please view property at your own risk.

Built in 1900



Essential Information

MLS® #	DCDC2147074
Price	\$564,200
Bathrooms	0.00
Acres	0.06
Year Built	1900
Type	Residential
Sub-Type	Other
Style	Other
Status	Active

Community Information

Address	2710 12th St Ne
Subdivision	BROOKLAND
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20018

Interior

Heating	None
Cooling	None
# of Stories	1
Stories	1 Story

Exterior

Foundation	None
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	June 19th, 2024
Days on Market	490
Zoning	MU-3A

Listing Details

Listing Office	RLAH @properties
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