

\$1,649,999 - 650 Morton St Nw, WASHINGTON

MLS® #DCDC2164372

\$1,649,999

3 Bedroom, 1.50 Bathroom, 1,960 sqft

Residential on 0.15 Acres

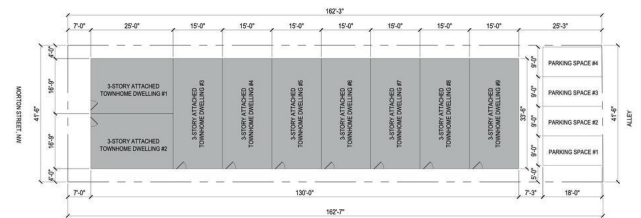
PARK VIEW, WASHINGTON, DC

NEW PRICE - MOTIVATED SELLER |
POTENTIAL OUTSALE OF \$8-\$10 MILLION |
Seller Financing and/or Extended Settlement
Available

Prime Residential Development Opportunity
Across from the Newly-Built Park Morton
Apartments! This expansive 6,740 SQF flat lot
with an existing end-of-row rowhouse presents
a rare chance to capitalize on
RA-3 zoning, allowing moderate-density
residential development. Key zoning highlights
include an FAR of 3.0, lot occupancy of 75%,
and a building height allowance of up to 60
feet. This property offers versatile options for
developers, including townhouse or "2 over 2"
condos , a traditional multifamily building, or
even assisted and senior-living facilities.
By-right development provides upwards of
25,520 total square feet (20,220 above grade
+ 5,055 below grade). Development above (9)
units is subject to additional bonuses and
covenants required by the IZ+ program
overlay. Contact the listing agent for more
detailed studies, including a massing study for
a 24-unit apartment concept. Renderings and
documentation are available for review but are
for informational purposes only. Buyers are
encouraged to perform their own due diligence
with zoning attorneys, architects, and civil
engineers.

Built in 1909

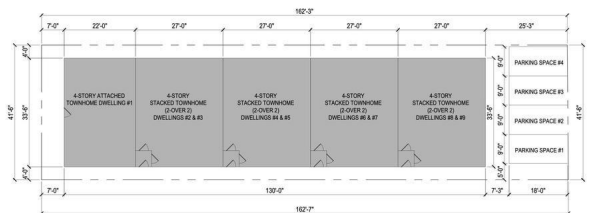
Essential Information



1 TOWNHOME CONCEPT - OPTION #1

SCALE 1/20
0 10' 20' 40'

brigh MLS MORTON STREET NW



1 STACKED TOWNHOME (2-OVER-2) CONCEPT - OPTION #2

SCALE 1/20
0 10' 20' 40'

brigh MLS MORTON STREET NW

MLS® #	DCDC2164372
Price	\$1,649,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,960
Acres	0.15
Year Built	1909
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	650 Morton St Nw
Subdivision	PARK VIEW
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20010

Interior

Heating	Hot Water
Cooling	None
Has Basement	Yes
Basement	Partially Finished
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
----------	-------------------------------------

Additional Information

Date Listed	October 14th, 2024
-------------	--------------------

Days on Market	372
Zoning	RA-3 / IZ+

Listing Details

Listing Office	TTR Sotheby's International Realty
----------------	------------------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 20th, 2025 at 5:45am EDT