

\$849,900 - 70 N St Sw, WASHINGTON

MLS® #DCDC2168646

\$849,900

4 Bedroom, 4.00 Bathroom, 2,232 sqft

Residential on 0.02 Acres

SOUTHWEST WATERFRONT,
WASHINGTON, DC

A Rare Find in Southwest DC! A 4-Unit
Apartment Building!

Welcome to 70 N Street SW, a prime investment opportunity in the heart of the Southwest Waterfront neighborhood of Washington, DC. This 4-unit apartment building, boasting 2,232 square feet, presents a rare chance to own a multi-family property in one of DC's most sought-after locations.

Key Features:

4 Units: Each unit features 1 bedroom and 1 bathroom, offering the potential for steady rental income or a multi-family living arrangement.

Classic Brick Construction: Timeless and sturdy, the exterior provides a solid foundation for your vision.

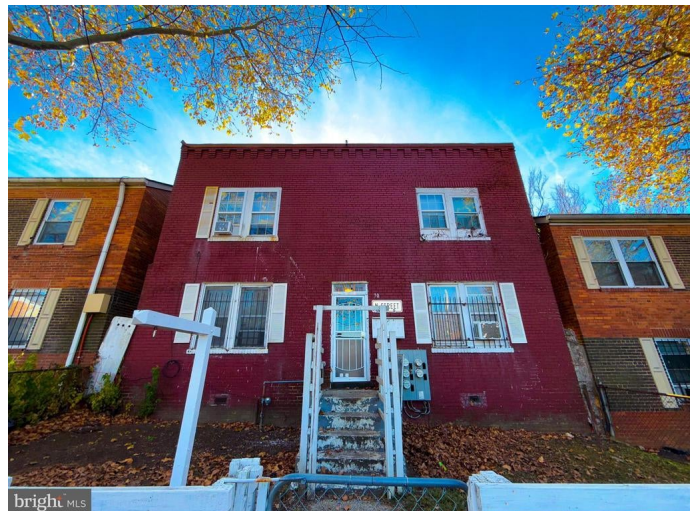
Off-Street Parking: Enjoy the convenience of two off-street parking spaces, a valuable perk in city living.

Unparalleled Location:

Nestled in the vibrant Southwest Waterfront, the property is steps away from DC's premier attractions:

The Wharf: A hub for dining, entertainment, and waterfront views.

Nationals Park: Perfect for baseball enthusiasts.



Metro Access: Walking distance to the Waterfront Metro Station for seamless commuting.

Amenities: Proximity to shopping, grocery stores, parks, and schools makes this a highly desirable area for renters or owners.

Endless Potential with Condo Conversion: This property isnâ€™t just an excellent rental or renovation opportunityâ€”it also holds tremendous potential for a condo conversion. Transform the 4 units into individual condominiums, each tailored to attract high-end buyers in the thriving DC real estate market. With the neighborhood’s growing demand and limited supply, the opportunity to sell each unit individually at a significant profit margin is within reach.

Whether youâ€™re an experienced investor looking to expand your portfolio, a developer seeking a lucrative condo project, or a visionary ready to transform this space, this property is brimming with potential.

Donâ€™t miss this incredible opportunity to own a multi-unit gem in one of DCâ€™s fastest-growing neighborhoods. Schedule your showing today!

Built in 1938

Essential Information

MLS® #	DCDC2168646
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,232
Acres	0.02
Year Built	1938
Type	Residential

Sub-Type	Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	70 N St Sw
Subdivision	SOUTHWEST WATERFRONT
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20024

Interior

Heating	Forced Air
Cooling	Wall Unit
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	November 28th, 2024
Days on Market	322
Zoning	RESIDENTIAL

Listing Details

Listing Office	EXP Realty, LLC
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