

\$575,000 - 3001 Channing St Ne, WASHINGTON

MLS® #DCDC2184608

\$575,000

5 Bedroom, 2.00 Bathroom, 7,000 sqft
Residential on 0.33 Acres

WOODRIDGE, WASHINGTON, DC

Discover an incredible investment opportunity with this property offering significant potential. The existing home spans 5,000 sq ft and includes 5 bedrooms and 2 bathrooms. It is a blank canvas, needing a full rehab down to the studs. An added bonus is the garage, which has the potential to be converted into an Accessory Dwelling Unit (ADU).

The property sits on four plots totaling 14,300 sq ft, providing ample space for various development options.

Investment Opportunities:

Rehab & Convert: Rehab the current home and convert the garage into an ADU. Rehab quotes are estimated at \$250,000, with an After Repair Value (ARV) of approximately \$1.5 million.

New Construction: Alternatively, you can build 2-3 duplexes on the land, with each unit having a resale value of around \$950,000. Legal and contractor consultations have already been completed, and an architect and contractor are ready to start the project.

This property offers a unique chance to maximize your return on investment through either rehabilitation or new construction. Don't miss out on this exceptional opportunity!



Built in 1925

Essential Information

MLS® #	DCDC2184608
Price	\$575,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	7,000
Acres	0.33
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	3001 Channing St Ne
Subdivision	WOODRIDGE
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20018

Interior

Heating	None
Cooling	None
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Foundation	Other
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	February 10th, 2025
Days on Market	168
Zoning	R

Listing Details

Listing Office	NetRealtyNow.com, LLC
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