

\$1,049,000 - 212 Elm St Nw, WASHINGTON

MLS® #DCDC2189624

\$1,049,000

0 Bedroom, 0.00 Bathroom, 2,248 sqft

Multi-Family on 0.06 Acres

LEDROIT PARK, WASHINGTON, DC

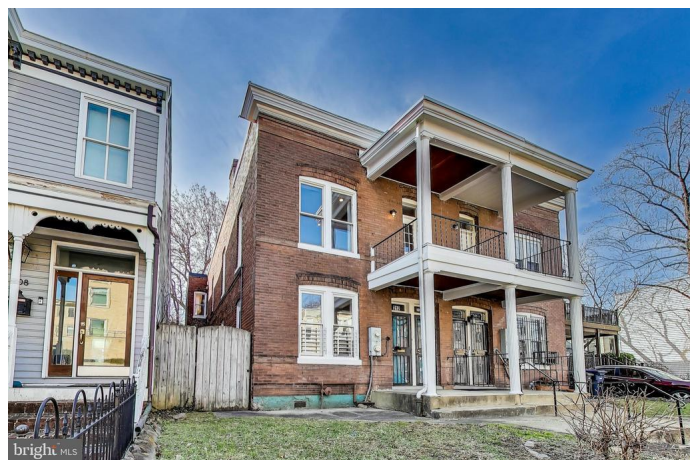
Fantastic Investment Opportunity in Washington, DC! This beautifully updated 2-unit property offers a great blend of charm and modern convenience. Both units feature hardwood flooring, window treatments, fresh paint, and new light fixtures throughout, ensuring a bright, inviting atmosphere.

The main level is a spacious 3-bedroom, 1-bath unit, complete with an updated kitchen that boasts an island with breakfast bar seating. The kitchen opens to a cozy living area and has a door leading to the back patio, perfect for outdoor relaxation.

The upper unit is a 3-bedroom, 1-bath retreat with a large living area showcasing beautiful exposed brick. A door leads to a covered balcony, perfect for enjoying the outdoors. The updated kitchen includes a new fridge, new gas range, pantry, and opens to a dining room, with an additional door leading to a covered deck and stairs leading down to the rear yard.

Both units feature in-unit washers and dryers, making laundry a breeze. This property is ideal for both investors and owner-occupants alike. Basically no vacancy since seller purchased the property in 2009. Lead Free! Lower unit rent was \$2,850 and upper unit was \$2,850 upon tenants moving out in late 2024.

Located near Howard University, National Mall, the Shaw-Howard Univ Metro, dining



shopping, dog parks, etc.

Rear property line ends at horizontal 4x4.
Fenced in area behind horizontal 4x4 (rear yard with large tree) is not part of subject property. Owner/Agent.

Built in 1908

Essential Information

MLS® #	DCDC2189624
Price	\$1,049,000
Bathrooms	0.00
Square Footage	2,248
Acres	0.06
Year Built	1908
Type	Multi-Family
Sub-Type	Twin/Semi-Detached, Duplex
Style	Federal
Status	Active

Community Information

Address	212 Elm St Nw
Subdivision	LEDROIT PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20001

Amenities

Amenities	Tub Shower, CeilingFan(s), Entry Lvl BR, Upgraded Countertops, Pantry
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Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Extra Refrg/Frz, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Hot Water
Cooling	None

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Street Lights, Balconies-Multiple, Patio
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	March 13th, 2025
Days on Market	222
Zoning	RF1

Listing Details

Listing Office	LuxManor Real Estate, Inc
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