

\$600,000 - 2326 Nicholson St Se, WASHINGTON

MLS® #DCDC2198408

\$600,000

4 Bedroom, 2.00 Bathroom, 2,633 sqft

Residential on 0.10 Acres

ANACOSTIA, WASHINGTON, DC

PRIME DEVELOPMENT OPPORTUNITY!

Just 2 miles south of the recently announced \$2.7 billion redevelopment of the 180 acre RFK campus, this unassuming tear down single family home carries the coveted RA-2 (Residential Apartment) zoning that touts a 1.8 floor area ratio that would potentially allow this 4,500 SF (30'x150') rectangular lot to support 8,100 SF (4,500 x 1.8) of residential development that includes a 50-foot height restriction (4 floors @ 2,025 SF per floor) not including a rooftop deck structure. Ideally situated just one block off of Pennsylvania Avenue, it's after repair value could easily exceed \$3M (e.g. (8) - 1,000 SF 2BR, 2BA condos at \$400K each = \$3.2M) and is supported by recent sales across the street where the 968 SF 2305 Nicholson St SE #205 2BR 2BA condo sold for \$460K in February this year. Location just far away enough from the hustle and bustle of the new RFK development but close enough proximity for maximum appreciation potential!

Built in 1907

Essential Information

MLS® #	DCDC2198408
Price	\$600,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	2,633
Acres	0.10
Year Built	1907
Type	Residential
Sub-Type	Detached
Style	Tudor
Status	Active

Community Information

Address	2326 Nicholson St Se
Subdivision	ANACOSTIA
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20020

Amenities

# of Garages	1
Garages	Garage - Rear Entry

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Porch(es)
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	ORR
Middle	KRAMER
High	ANACOSTIA SENIOR

Additional Information

Date Listed	May 21st, 2025
Days on Market	153
Zoning	RA-2

Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on October 20th, 2025 at 2:00am EDT