

\$1,195,000 - 75 New York Ave Nw, WASHINGTON

MLS® #DCDC2205776

\$1,195,000

0 Bedroom, 0.00 Bathroom, 2,466 sqft

Multi-Family on 0.04 Acres

N/A, WASHINGTON, DC

This beautifully maintained 2-unit multi-family building is fully leased and stabilized at a 6%+ CAP rate including management. Close to everything in Washington, DC's Truxton Circle and NoMA neighborhoods, this versatile property offers exceptional investment potential or an ideal opportunity for owner-occupancy with rental income. Each spacious unit was fully updated recently with all modern finishes, ample natural light, and well-appointed living areas designed for comfort and functionality. Conveniently located a short walk to metro, close to downtown, Union Market, and major commuter routes, this property has what tenants are looking for. As a well maintained and fully stabilized asset, it provides regular income and immediate returns. Whether you are a seasoned investor or looking to build a portfolio, don't miss this rare opportunity to own a drama-free and prime piece of real estate in the Nation's Capital.

UNIT A : 4BD/2.5BA, 1,892 SQ. FT.

UNIT B : 1BD/1BA, 946 SQ. FT.

The NoMa (short for "North of Massachusetts Avenue") neighborhood in Washington, D.C., is a vibrant and rapidly developing urban area known for its excellent metro/transit access, and dynamic mix of residential, commercial, and cultural spaces. Situated just north of Capitol Hill and Union Station, NoMa has transformed from a former industrial zone into



a bustling hub with sleek apartment buildings, trendy eateries, co-working spaces, and art installations like the iconic "Lightweave" underpass. It is home to key institutions such as NPR's headquarters and benefits from a walkable layout and proximity to Metro stations, making it a popular destination for professionals, creatives, and city dwellers seeking convenience and community.

Built in 1915

Essential Information

MLS® #	DCDC2205776
Price	\$1,195,000
Bathrooms	0.00
Square Footage	2,466
Acres	0.04
Year Built	1915
Type	Multi-Family
Sub-Type	Duplex, Interior Row/Townhouse
Style	Victorian
Status	Active

Community Information

Address	75 New York Ave Nw
Subdivision	N/A
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20001

Amenities

Amenities	Upgraded Countertops, Wood Floors, Washer/Dryer Hookup, Wpool Jets
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Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Exhaust Fan, Icemaker, Microwave, Oven-Self Cleaning, Refrigerator, Stove

Heating	Forced Air
Cooling	Central A/C
# of Stories	3

Exterior

Exterior	Brick and Siding
Foundation	Concrete Perimeter, Block

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	WALKER-JONES EDUCATION CAMPUS
High	DUNBAR SENIOR

Additional Information

Date Listed	June 17th, 2025
Days on Market	126
Zoning	R4

Listing Details

Listing Office	Engel & Volkers Washington, DC
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