

\$2,500,000 - 1732-36 Trinidad Ave Ne, WASHINGTON

MLS® #DCDC2214044

\$2,500,000

23 Bedroom, 12.00 Bathroom,
Residential on 0.16 Acres

TRINIDAD, WASHINGTON, DC

This 8-unit multifamily property offers investors a rare blend of value-add potential and stable cash flow in Washington, D.C.'s in-demand Trinidad neighborhood. Some units recently renovated, and others undergoing upgrades, the asset features larger 3-4 bedroom units tailored for workforce housing, with 6 occupied units generating \$14,706/month (\$176,472/year) and 2 vacant units ready for tenant placement pending business license updates. The property benefits from Section 8 tenants, ensuring consistent rental income.

Key Features

Unit Mix Optimized for Rent Growth:

Five 3-bedroom units (663 SF, avg.
\$2,765/month)

One 4-bedroom unit (935 SF, vacant "premium rent potential")

Two 2-bedroom units (398 SF, avg.
\$1,838/month)

Pro Forma Upside: Immediate occupancy of 2 vacant units (+\$5,800/month potential) could lift annual gross income to \$248,472 (+41%).

Prime Location: Situated in Trinidad, a rapidly developing area with proximity to Union Market, H Street Corridor, and Capitol Hill.



Built in 1938

Essential Information

MLS® #	DCDC2214044
Price	\$2,500,000
Bedrooms	23
Bathrooms	12.00
Full Baths	12
Acres	0.16
Year Built	1938
Type	Residential
Sub-Type	Other
Style	Other
Status	Active

Community Information

Address	1732-36 Trinidad Ave Ne
Subdivision	TRINIDAD
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20002

Amenities

Parking	Paved Parking
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Interior

Heating	Baseboard - Electric
Cooling	Ceiling Fan(s)
Has Basement	Yes
Basement	Rear Entrance, Outside Entrance
# of Stories	3
Stories	3

Exterior

Exterior Features	Other, Roof Deck, Fire Escape
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	WHEATLEY EDUCATION CAMPUS

Middle	WHEATLEY EDUCATION CAMPUS
High	DUNBAR SENIOR

Additional Information

Date Listed	August 4th, 2025
Days on Market	76
Zoning	C2A
RE / Bank Owned	Yes

Listing Details

Listing Office	District Real Estate, LLC.
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Listing information last updated on October 18th, 2025 at 12:30pm EDT