

# \$1,250,000 - 1507 Marion St Nw, WASHINGTON

MLS® #DCDC2224926

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 2,232 sqft

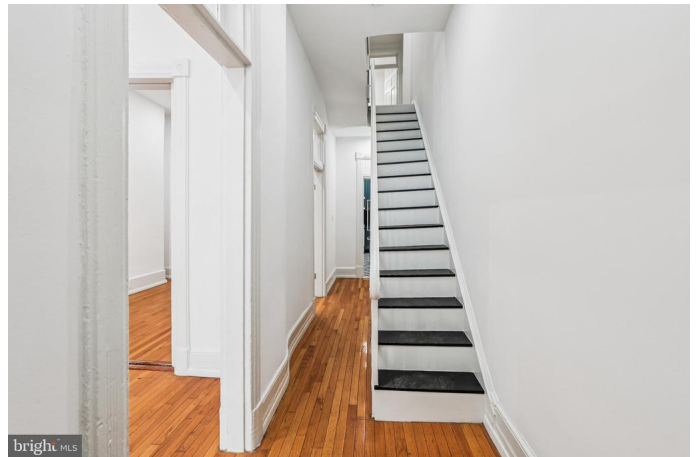
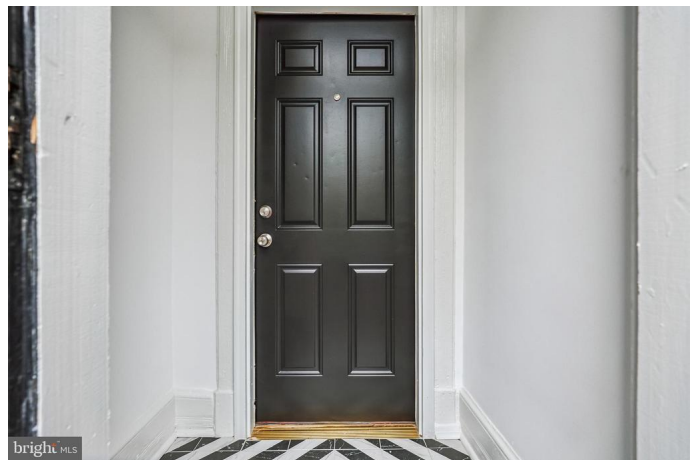
Residential on 0.02 Acres

LOGAN/SHAW, WASHINGTON, DC

**IMPROVED PRICE POINT FOR BUYERS!**

Modern Living in a Historic Setting - Beautifully Renovated Two-Unit Townhouse. Step into this stunning, newly renovated, end-unit townhouse with two stylish units, this home offers endless possibilities-- live in one, rent the other, or create an excellent investment opportunity. The Upper Residence has 3 bedrooms, 2 baths, brand new designer kitchen with custom cabinetry, granite countertops, and premium Stainless Steel KitchenAid appliances. Exposed brick walls and soaring ceilings showcase the historic charm. Spacious living and separate dining areas with hardwood floors and recessed lighting throughout. Renovated bathrooms and in-unit washer/dryer in each residence. Private deck--ideal for morning coffee or evening gatherings. Central air conditioning and heating for year-round comfort. The Lower Residence with an additional 744 s.f. of finished space has a Certificate of Occupancy and is separately metered for electric, featuring one bedroom, one bathroom with exposed brick details. New Kitchen with granite countertops and stainless steel appliances. Location is key! Nestled in a vibrant, convenient neighborhood, this home is close to restaurants, markets, the DC Convention Center, METRO, and downtown nightlife.

The investment opportunity of this property has shown, consistently, above-market income for the past 15 years, with the pre-renovation



annual NOI of \$64,200. The Post-renovation annual NOI is expected to be \$77,400, with a CAP RATE of 6.2%. The total finished square footage on the three levels is 2,226.

Built in 1900

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | DCDC2224926          |
| Price          | \$1,250,000          |
| Bedrooms       | 4                    |
| Bathrooms      | 3.00                 |
| Full Baths     | 3                    |
| Square Footage | 2,232                |
| Acres          | 0.02                 |
| Year Built     | 1900                 |
| Type           | Residential          |
| Sub-Type       | End of Row/Townhouse |
| Style          | Victorian            |
| Status         | Active               |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1507 Marion St Nw |
| Subdivision | LOGAN/SHAW        |
| City        | WASHINGTON        |
| County      | WASHINGTON-DC     |
| State       | DC                |
| Zip Code    | 20001             |

**Amenities**

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Tub Shower, Bathroom - Walk-In Shower, Formal/Separate Dining Room, Recessed Lighting, Upgraded Countertops, Wood Floors |
|-----------|--------------------------------------------------------------------------------------------------------------------------|

**Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Floor Plan-Traditional       |
| Appliances        | Oven/Range-Gas, Refrigerator |
| Heating           | Central, Forced Air          |
| Cooling           | Central A/C                  |
| Has Basement      | Yes                          |

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Basement     | Front Entrance, Fully Finished, Rear Entrance, Daylight, Full, Walkout Stairs, Windows, Sump Pump |
| # of Stories | 3                                                                                                 |
| Stories      | 3                                                                                                 |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Brick and Siding                   |
| Exterior Features | Deck(s), Wood Fence, Privacy Fence |
| Windows           | Double Pane, Screens               |
| Roof              | Unknown                            |
| Foundation        | Permanent                          |

## School Information

|          |                                     |
|----------|-------------------------------------|
| District | DISTRICT OF COLUMBIA PUBLIC SCHOOLS |
|----------|-------------------------------------|

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| Zoning         | RF-1              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Genih Properties & Interiors |
|----------------|------------------------------|

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Listing information last updated on October 20th, 2025 at 7:00pm EDT