

\$499,000 - 1280 16th St Ne, WASHINGTON

MLS® #DCDC2227564

\$499,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.03 Acres

TRINIDAD, WASHINGTON, DC

SMART INVESTMENT OPPORTUNITY!

Estate Sale - Classic 2-Unit Building in Vibrant Trinidad on Deep Lot with Off-street Parking and Private Outdoor Space at Purse-pleasing Price! Steps from Union Market, Ivy City, H Street and Capitol Hill, Arboretum and More!

This income-generating duplex is priced below the current \$541K assessment and offers two rewarding rental apartments in one building.

The upper unit is a recently restored and in turn-key condition, a tenant-occupied 1-bedroom + 1-bathroom residence with updated gourmet kitchen, refinished bath, with separate electric and gas meters. Roll up your sleeps, the lower unit needs to be put back together but offers a clean slate for an easy renovation, quick rental and value return.

Access to nearby Menus, Shopping and Transportation Options makes this one a slam dunk rental or a great home with an attached income generating unit. Priced Aggressively 10% Under DC Tax Assessment Value.

Check recent nearby sales and make your offer today!



Built in 1951

Essential Information

MLS® # DCDC2227564

Price \$499,000

Bedrooms 2

Bathrooms 2.00

Full Baths	2
Square Footage	1,200
Acres	0.03
Year Built	1951
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	1280 16th St Ne
Subdivision	TRINIDAD
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20002

Amenities

Parking	Surface
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Interior

Heating	Forced Air
Cooling	Ceiling Fan(s), Window Unit(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Porch(es)
Lot Description	Front Yard, Rear Yard
Windows	Double Hung, Double Pane
Foundation	Brick/Mortar

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 15th, 2025
Days on Market	5

Zoning

RF-1

Listing Details

Listing Office

Berkshire Hathaway HomeServ



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