

FOR SALE

RE-DEVELOPMENT PROJECT IN PROMINENT LOCATION IN GEORGETOWN

3249 M STREET NW, WASHINGTON, DC 20007



OFFERING MEMORANDUM



1010 VERMONT AVE., NW
SUITE 716.
WASHINGTON DC 20005
www.vantagecr.com

Ken Noroozi
ken@vantagecr.com

O: (202) 347-3760
C: (301) 728-6037

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ASKING PRICE: *NEGOTIABLE*

- IN BUSIEST BLOCK IN GEORGETOWN
- 3 STORY, BUILT ON 1928
- LAND: 3,622 SF, IMPROVEMENT: 6,850 SF
- POTENTIAL EXPANSION IN REAR OF BUILDING
- PLANS FOR MIX-USE & RESIDENTIAL ARE AVAILABLE
- OWNER OCCUPIED, WILL DELIVER VACANT
- ZONING: MU-4



PROPERTY INFORMATION



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NEIGHBORHOOD



Georgetown is a charming area with Federal-style architecture, cobblestone streets and fashion and design shops. The dining scene is defined by upmarket restaurants and waterfront seafood spots, while nightlife spans boisterous college bars, traditional taverns and intimate live music lounges. Georgetown Waterfront Park has a riverside promenade and gardens, and there's a bike path along the C&O Canal.

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NEW DEVELOPMENTS

PROPERTY	PROPERTY TYPE	UNITS/ SF	STATUS	COMPLETION
1813 35 TH St NW	Multifamily	15 Units	Complete	March 2019
The Glover House	Multifamily	250,000 sf	Complete	June 2019
Latham Georgetown	Hospitality	125,000 sf	Complete	July 2019
MedStar Georgetown University Hospital	Health Care	477,000sf	Under Construction	Q3 2021
234 Wisconsin Ave NW	Multifamily	6 Units	Proposed	2019
1051-1055 29 th St	Multifamily	60 Units	Proposed	2020
Four Seasons Residences	Multifamily	60 Units	Proposed	2020
Hillside Residences	Multifamily	21 Units	Proposed	2020
2715 Pennsylvania Ave NW	Multifamily	21 Units	Proposed	2020
Prospect Place	Retail	27,500 SF	Proposed	2021





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3270 M St NW NW

Sales Date: **06/21/2018**
Sales Price: **\$15,400,000**
RBA: **18,500 SF**
Price/SF: **\$1,759.20**
Land: **8,756 SF**
Zoning: **MU-13**



3131 M St NW

Sales Date: **02/18/2020**
Sales Price: **\$5,850,000**
RBA: **3,504 SF**
Price/SF: **\$1,981.70**
Land: **2,952**
Zoning: **MU-4**



3102-3104 M St NW

Sales Date: **01/24/2019**
Sales Price: **\$10,500,000**
RBA: **5,862 SF**
Price/SF: **\$3,500.00**
Land: **3,000 SF**
Zoning: **MU-4**



1351 Wisconsin Ave NW

Sales Date: **03/07/2019**
Sales Price: **\$9,550,000**
RBA: **11,870 SF**
Price/SF: **\$782.98**
Land: **12,197 SF**
Zoning: **MU-4**



COMPS