

An aerial photograph of a residential neighborhood in Washington, DC. A large property, including a church with a steeple and several industrial-style buildings with solar panels, is outlined in orange. The surrounding area consists of brick houses and green trees.

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COMMERCIAL

# RELIGIOUS PROPERTY FOR SALE, GROUND LEASE OR JOINT VENTURE

2112 VARNUM ST NE | WASHINGTON, DC 20018

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35,485± SF TOTAL ON 1.97± AC- FOR MORE INFO, PLEASE CONTACT: 301.512.8298



2112 VARNUM ST NE | WASHINGTON, DC 20018

**CURRENTLY REVIEWING OFFERS**

**PROPERTY DESCRIPTION**

- The property contains 3 religious buildings on 1.97± acres of land in NE Washington DC. The property borders the Maryland line.
- The religious buildings includes three interconnected sections - a sanctuary area, an office area, and a three-story educational wing with a fellowship hall and kitchen on the first floor. There is a playground behind the educational wing.
- A retention pond on the northern end of the property is leased by the District of Columbia and the solar array in the parking lot (covered parking) and on top of the educational wing is leased space.
- The property is located on the hard corner of Varnum Street NE and Eastern Avenue NE. Eastern Avenue NE has a annual daily traffic count of 11,529 vehicles (2022 Count).

<b>PARCEL ID</b>	4233 0011
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	R-1B
<b>FUTURE LAND USE</b>	RLD - Residential Low Density
<b># OF BUILDINGS</b>	3 (interconnected)
<b>TOTAL BUILDING SF</b>	35,485± SF
<b>ACREAGE</b>	1.97± AC
<b>PARKING</b>	45± paved spots, street

**The owner is looking for proposals that would allow its use as a church to remain on-site. Creative deal structures to accomplish this are sought, to include but not limited to ground lease, joint venture, owner occupant with shared use.**

FOR MORE INFORMATION, PLEASE CONTACT:

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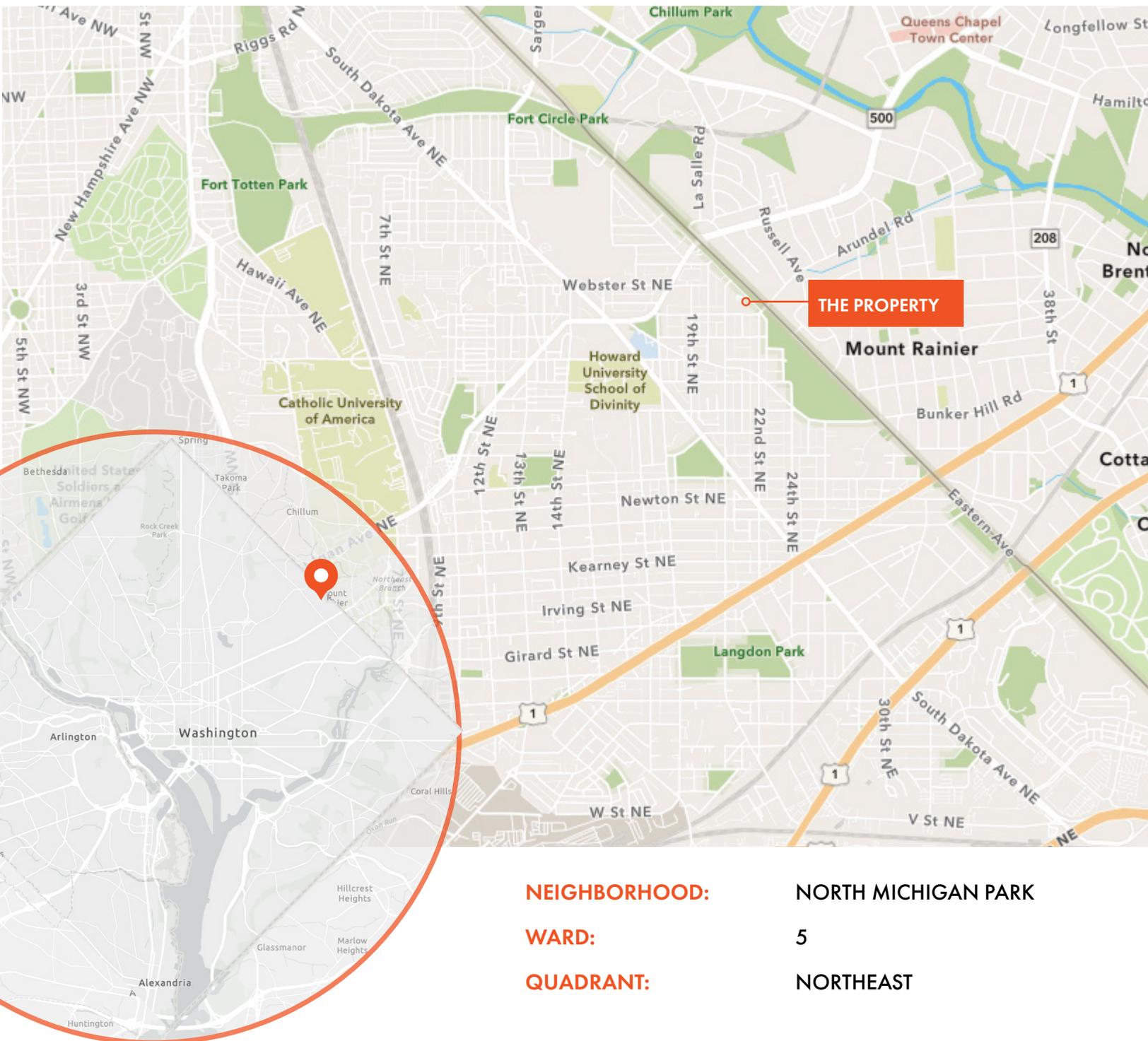
RELIGIOUS PROPERTY FOR SALE, GROUND LEASE OR JOINT VENTURE

**1.97± ACRES | 35,485± TOTAL SF**

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## LOCATION



**THE PROPERTY**

**Mount Rainier**

**NEIGHBORHOOD:**

**NORTH MICHIGAN PARK**

**WARD:**

**5**

**QUADRANT:**

**NORTHEAST**

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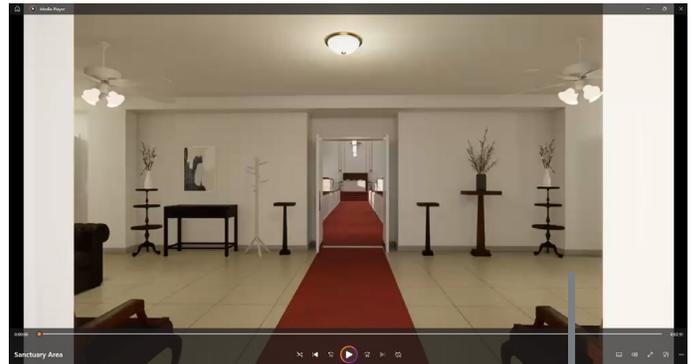
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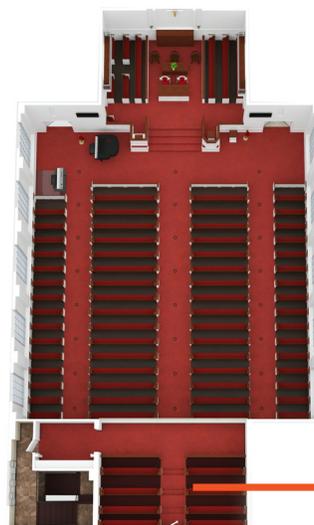
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**FLOOR PLAN - SANCTUARY AREA (17,715± SF)**

Office Area  
Additional  
2,250± SF



**CLICK ON IMAGE  
FOR VIRTUAL TOUR  
OF THIS AREA OF THE  
PROPERTY**



**BALCONY**

**SANCTUARY**

NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

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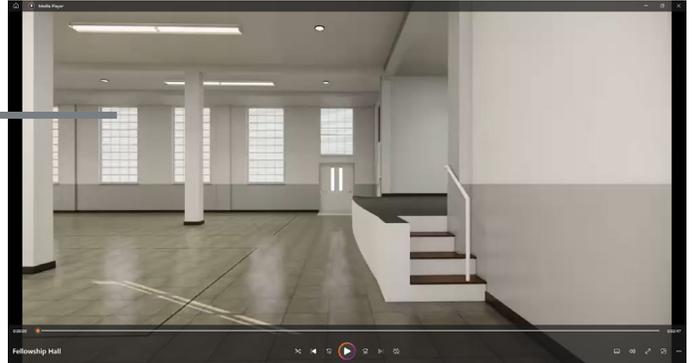
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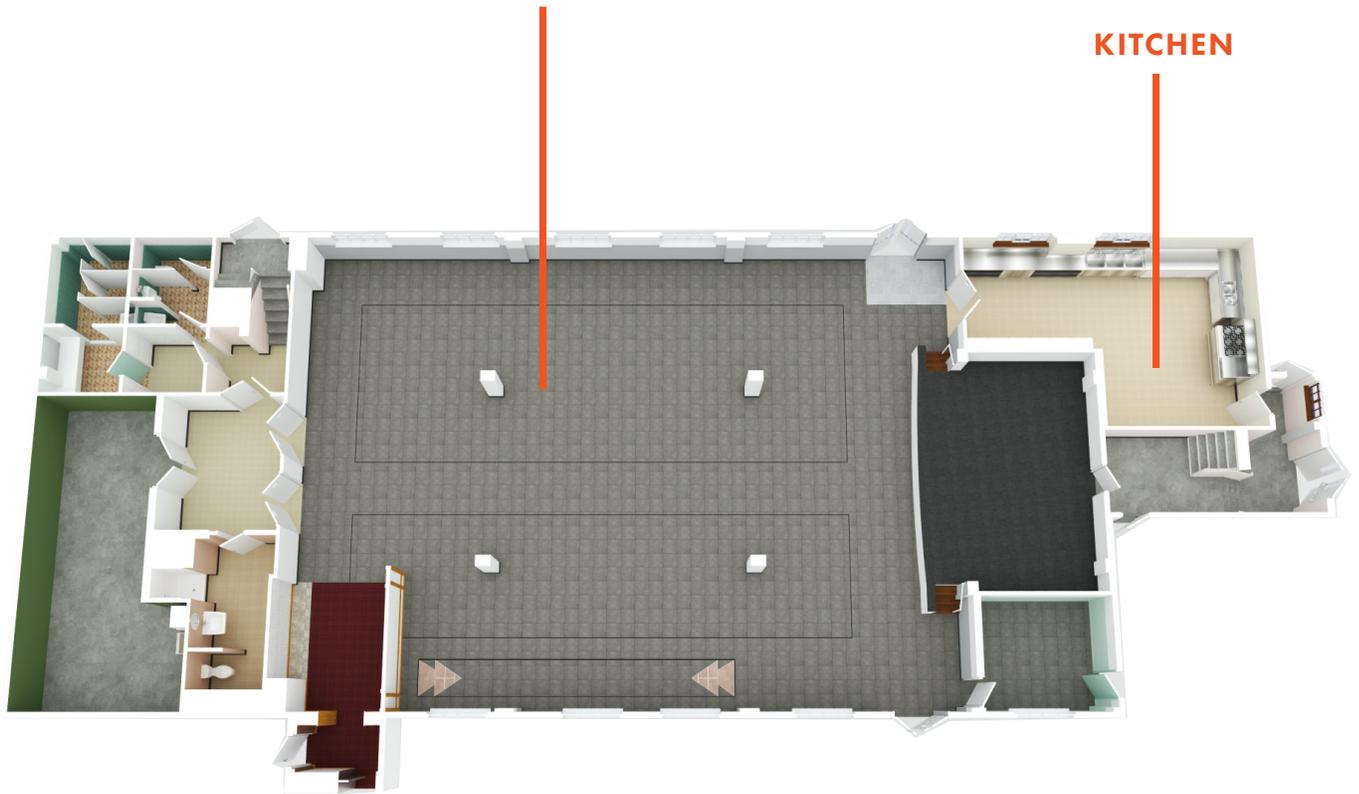
**FLOOR PLAN - FELLOWSHIP HALL (2,880± SF)**

**CLICK ON IMAGE  
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**FELLOWSHIP HALL**

**KITCHEN**



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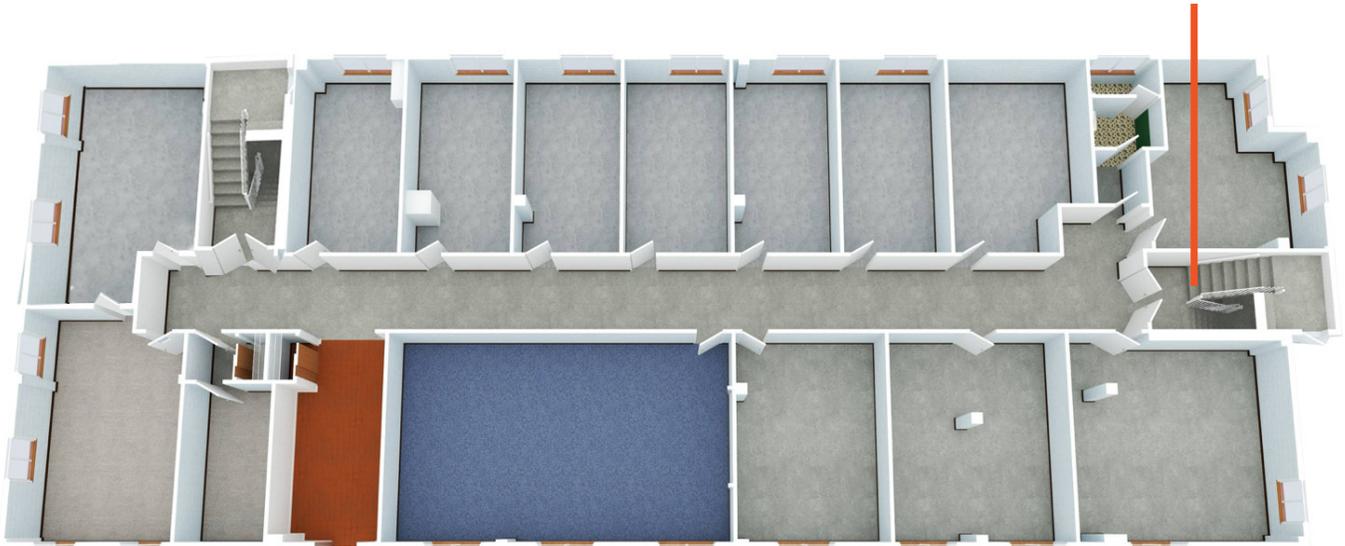
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**FLOOR PLAN - EDUCATIONAL AREAS (12,890 ± SF)**

**THIRD FLOOR (6,445 ± SF)**



**SECOND FLOOR (6,445 ± SF)**



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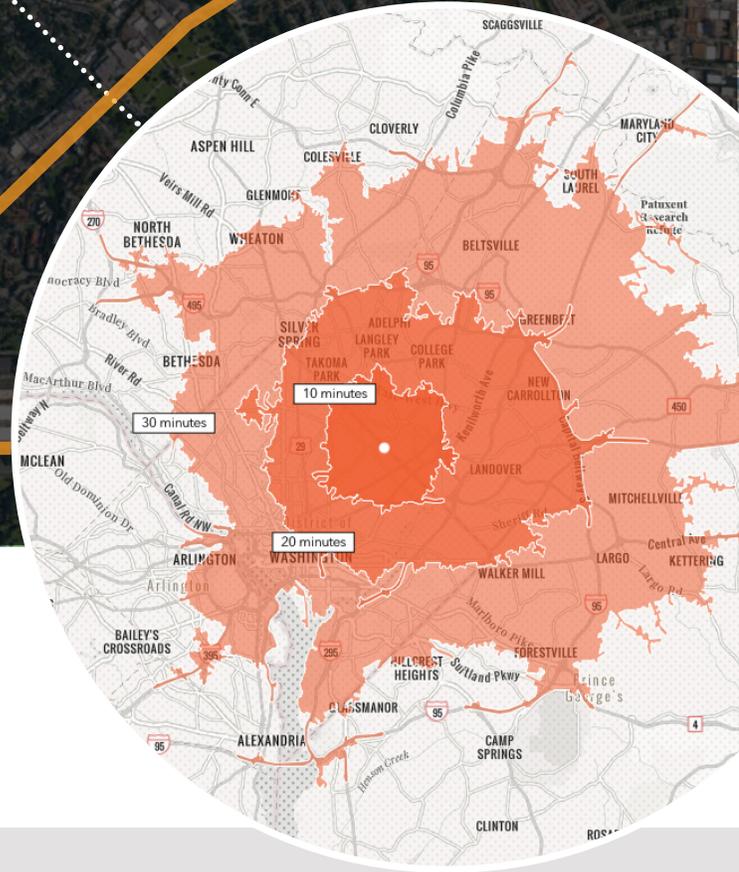
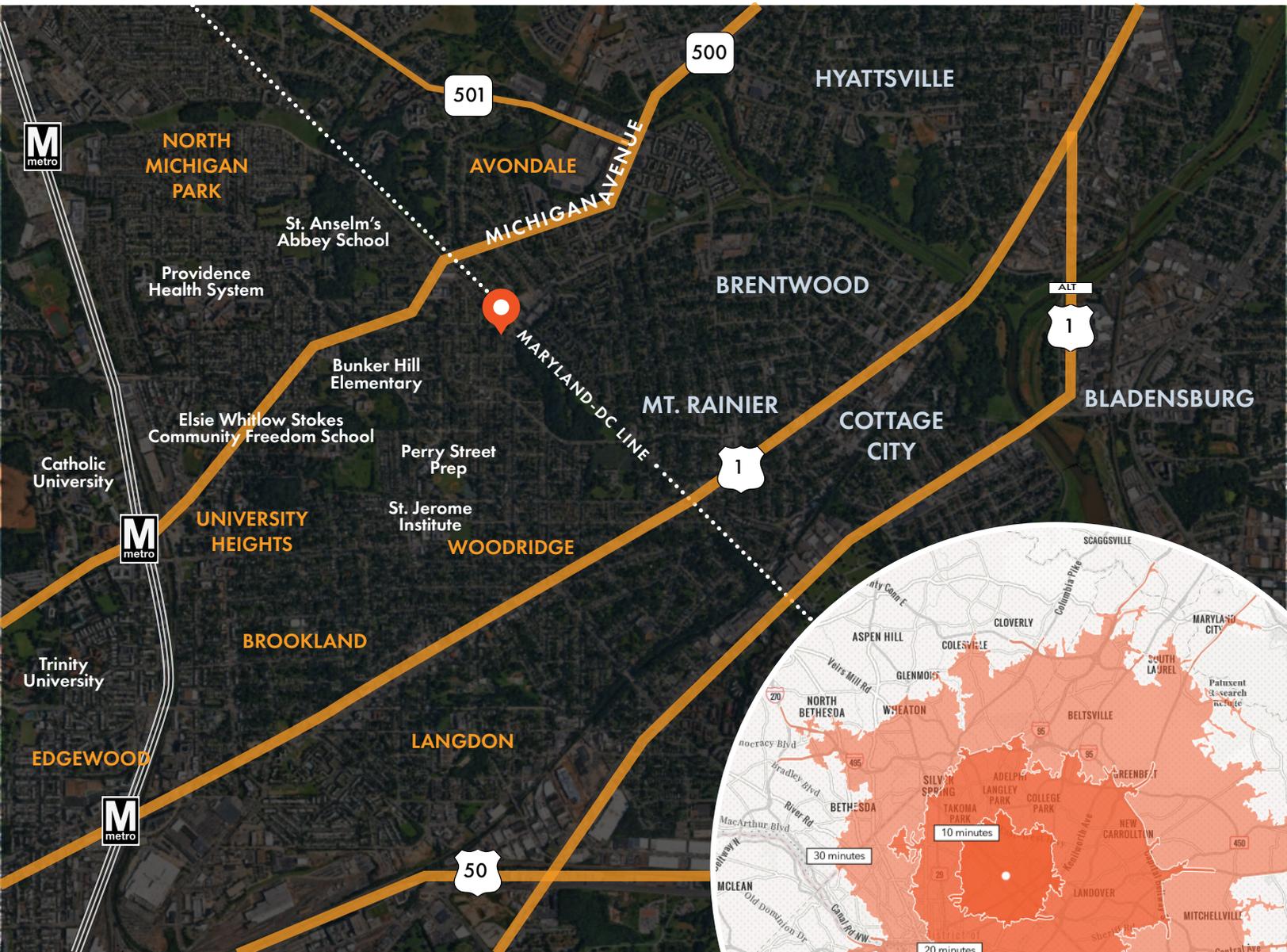
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**PROXIMITY & DRIVE TIMES**



**TO MAJOR THOROUGHFARES**

- 0.3 MILES**      **MICHIGAN AVENUE**
- 0.8 MILES**      **ROUTE 1**
- 2.5 MILES**      **ROUTE 50**

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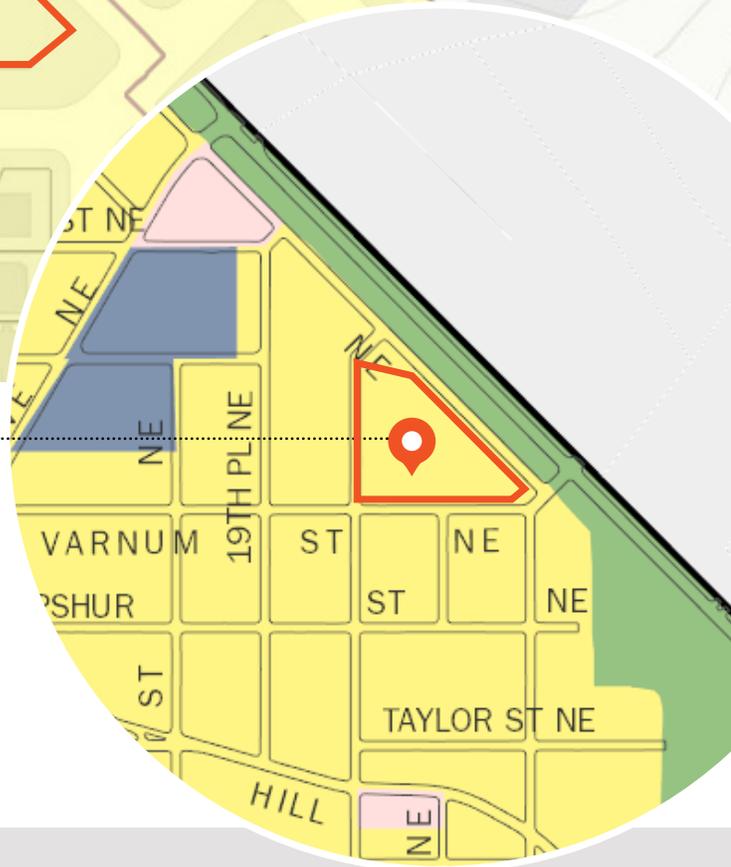
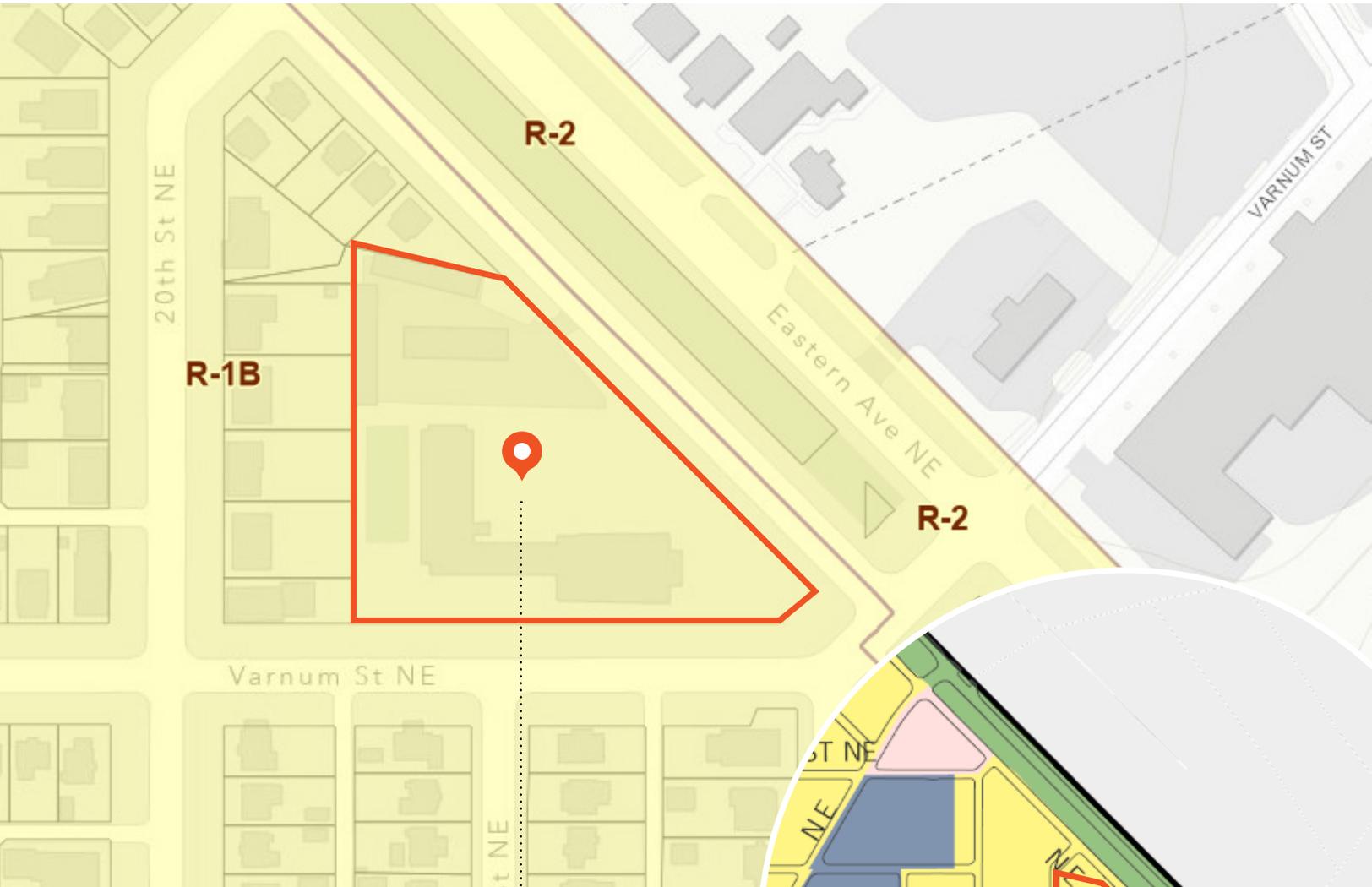
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**ZONING**



**RESIDENTIAL (ZONING)**

The purposes of the R-1B zone is to “protect quiet residential areas now developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes; and stabilize the residential areas and promote a suitable environment for family life. The R-1B zone is intended to provide areas predominantly developed with detached houses on moderately sized lots”.

MINIMUM LOT AREA IS 5,000 SF WITH 40% LOT OCCUPANCY

**RESIDENTIAL LOW DENSITY (FUTURE LAND USE)**

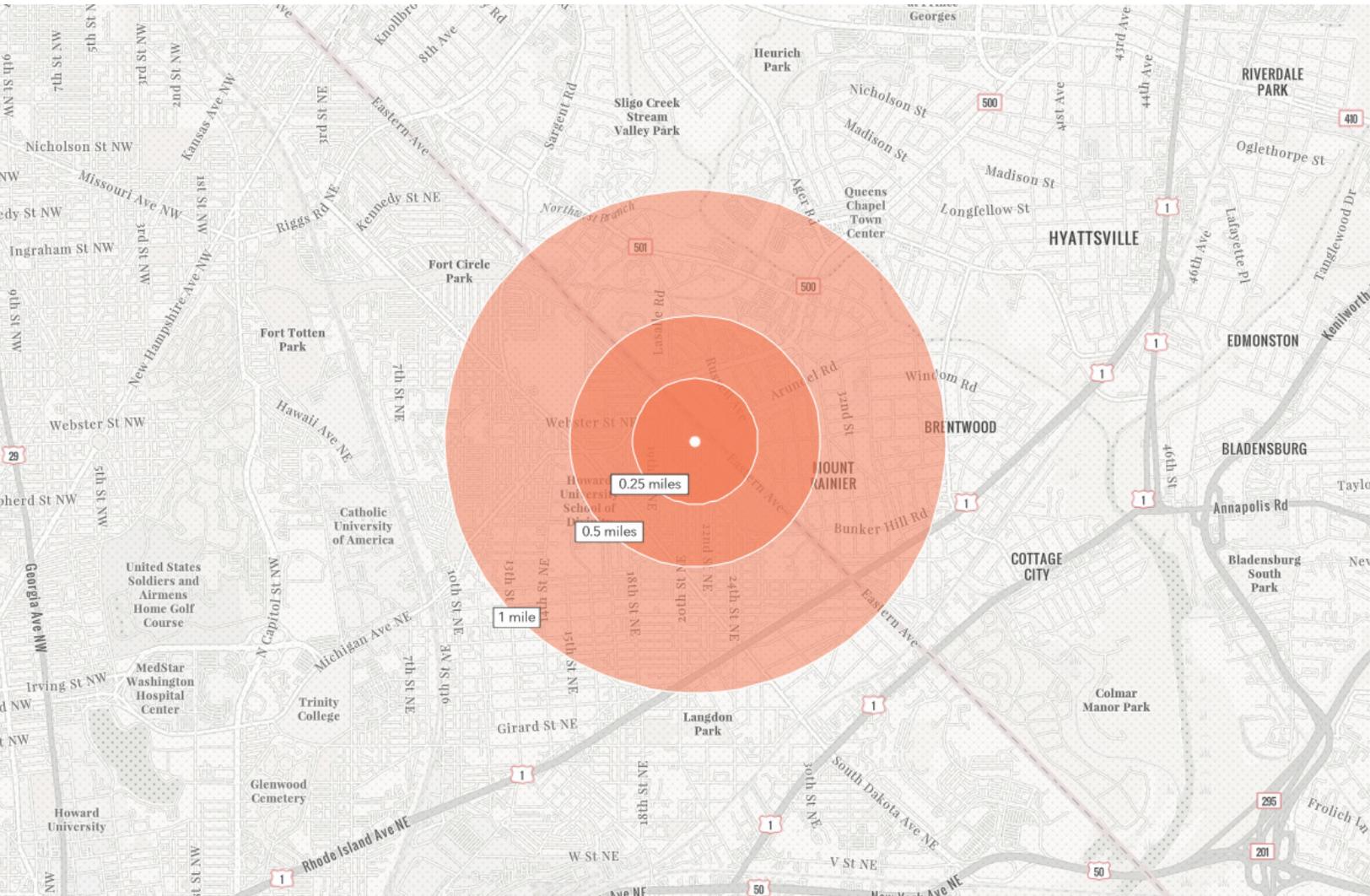
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**SITE DEMOGRAPHICS**



**.25 MILE RADIUS**

	<b>1,229</b> ESTIMATED POPULATION 2025
	<b>2,181</b> TOTAL EMPLOYEES
	<b>\$711,875</b> MEDIAN HOME VALUE 2025
	<b>\$122,915</b> AVG HOUSEHOLD INCOME

**.50 MILE RADIUS**

	<b>5,847</b> ESTIMATED POPULATION 2025
	<b>3,104</b> TOTAL EMPLOYEES
	<b>\$672,917</b> MEDIAN HOME VALUE 2025
	<b>\$120,277</b> AVG HOUSEHOLD INCOME

**1 MILE RADIUS**

	<b>25,090</b> ESTIMATED POPULATION 2025
	<b>7,623</b> TOTAL EMPLOYEES
	<b>\$653,629</b> MEDIAN HOME VALUE 2025
	<b>\$129,190</b> AVG HOUSEHOLD INCOME

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