



Exclusive Offering

Property Details

633 T Street NW represents an opportunity to purchase a 1,440 SF building in the Shaw submarket of Washington, DC, located directly across from the Historic Howard Theater. The property is currently operated as two residential rental units, but the zoning (ARTS) supports a wide variety of commercial uses as well.

The property consists of 3 floors. There is a 480 SF ground level 1-BR apartment and 960 SF 2-BR apartment split between the second and third levels. Given the proximity to the Howard Theater and surrounding retail environment, the property could provide an ideal location for certain commercial uses or could continue to be operated for residential rental income. 633 T Street is one block from the Shaw Metro Station.

Highlights:

Address: 633 T Street NW Washington, DC

Building Size: 1,440 SF (960 SF+ 480 SF)

Tax Map #'s: 0440-2001 & 0440-2002*

Taxes: \$13,755.77 (\$9,096 + \$4,660)

Year Built: 1900

Zoning: ARTS (Click [Here](#) For More Information)

Sales Price: \$1,025,000

*Property was previously deeded as two condos but is being sold together.



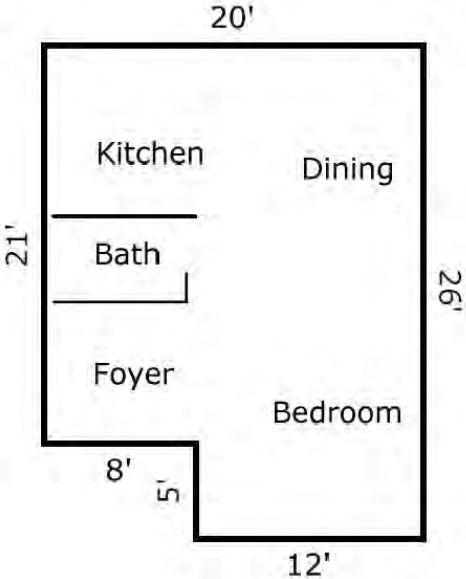
2nd/3rd Floor (960 SF)



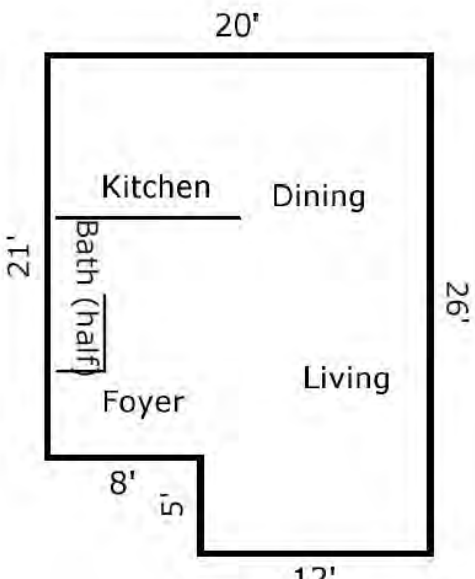
First Floor (480 SF)



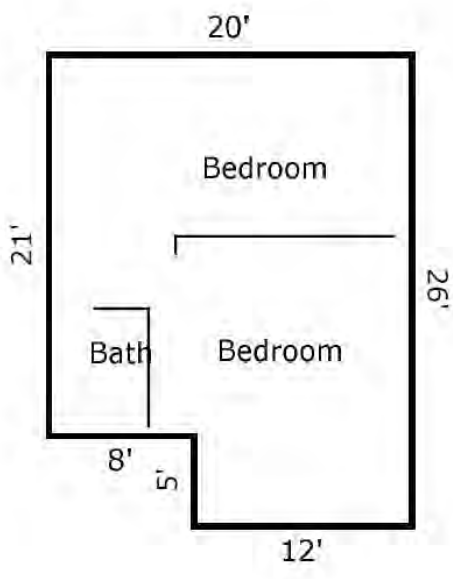
Ground Floor:



2nd Floor:



3rd Floor:





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