

**1726 Wisconsin Ave., NW
Washington, D.C. 20007**

Asking Price

\$1,850,000

Building Area

4,500 approximate gross square feet

Land Area

1,547 square feet

Legal Description

Lot 290 in Square 1298

F.Y. 2009 Real Estate

Tax Assessment

Land	\$ 410,730
Improvements	\$1,039,270
Total	\$1,450,000

F.Y. 2008 Real Estate Tax

\$26,825

Location

The property is located on the West side of Wisconsin Avenue just north of R Street and South of the Georgetown Safeway store. Across the street the bank HSBC is opening a new flagship Georgetown branch.

Building Description

The two story masonry retail office building was built in 1922. The building has two sets of stairs that access the basement to the second floor. One set of stairs at the front entrance and the second is a spiral staircase in the rear half of the property. In addition, there is a dumbwaiter that serving all three levels (currently not in use). The exterior of the building is brick with a flat built up roof system on a wood deck.



Building Description (con't)

The floors are hard wood on a wood deck. The first floor is an open space with a large show windows, a separate rear room and lavatory. The basement is an open space with access both a stairwell in both front and rear of the space. The second floor is accessed from a front entrance alcove. The second floor space is generally open in the front with dressing rooms, small office and lavatory.

Exterior Finishes

Red brick façade with block lintels and sills.

Interior Finishes

Interior finishes include wood floors, drywall walls, suspended lay in ceilings and a combination of recessed incandescent and 2x4 florescent lighting.

Mechanical Systems

The building is served by a single electric service with a 200 amp electrical panel for each of the first and second floors. A gas fired hot water furnace provides heat along with a gas hot water heater. The first and second floor have an individual electric air conditioning system.