

3717 Georgia Ave NW, Washington, DC 20010 Closed | 07/17/23 Commercial Sale \$1,100,000



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MLS #:	DCDC2082708	Available SqFt:	2,263.00
Tax ID #:	3029//0806	Price / Sq Ft:	486.08
Ownership Interest:	Fee Simple	Business Use:	Other, Other/General Retail
Sub Type:	Retail	Year Built:	1900
Waterfront:	No		

Location

County:	Washington, DC	School District:	District Of Columbia Public Schools
In City Limits:	Yes	Election District:	4
Legal Subdivision:	Columbia Heights		

Taxes and Assessment

Tax Annual Amt / Year:	\$8,129 / 2022	Tax Assessed Value:	\$464,220 / 2022
County Tax:	Annually	Imprv. Assessed Value:	\$223,910
City/Town Tax:	\$8,129 / Annually	Land Assessed Value:	\$240,310
Clean Green Assess:	No	Land Use Code:	0
Zoning:	FNC-8	Block/Lot:	3029 / 806
Zoning Description:	The NC-8 zone permits mixed-use development at a medium density with a focus on employment, including additional residential use		

Commercial Sale Information

Business Type:	Other, Other/General Retail	Potential Tenancy:	Multiple
		Building Total SQFT:	2,263 / Assessor

Building Info

Building Total SQFT:	2,263 / Assessor	Construction Materials:	Brick
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.02a / 852sf / Assessor	Soil Types:	Unknown
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Parking

Total Parking Spaces	0	Features:	On Street
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Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Currently the property is a three level building primarily used as an office/retail space. that is located in a major business district with mixed use properties, shopping, restaurants, and business community located along the Georgia Avenue corridor. . Metro station is on the corner within a short distance.

Public: Currently the property is a three level building primarily used as an office/retail space. that is located in a major business district with mixed use properties, shopping, restaurants, and business community located along the Georgia Avenue corridor. . Metro station is on the corner within a short distance.

Listing Office

Listing Agent: [Monique Lucas \(119496\)](#) (Lic# Unknown) (240) 764-5092
 Listing Agent Email: monique@bmlproperties.com
 Broker of Record: [Monique Lucas \(119496\)](#) [Click for License](#)
 Listing Office: [BML Properties Realty, LLC.](#) (BMLP1) (Lic# Unknown)
 9500 Medical Center Dr Ste# 101, Largo, MD 20774

Office Phone: (240) 764-5092

Office Fax:(240) 764-5142

Directions

Capital beltway to Georgia avenue. Go toward DC.

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$1,100,000	DOM / CDOM:	134 / 134
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	07/21/23
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	02/01/2023		
Listing Entry Date:	02/03/2023		
Possession:	0-30 Days CD		

Sale/Lease Contract

Selling Agent:	NON MEMBER (12345) (Lic# Unknown)	(844) 552-7444
Selling Agent Email:	datacorrect@brightmls.com	
Selling Office:	Non Subscribing Office (NON1) (Lic# Unknown)	
	9707 Key West Ave, Rockville, MD 20850-4032	
Office Phone:	(844) 552-7444	
Selling Office Email:	datacorrect@brightmls.com	
Concessions:	No	
Agreement of Sale Dt:	06/16/23	Close Date: 07/17/23
		Close Price: \$1,100,000.00
Buyer Financing:	Cash	Last List Price: \$1,100,000.00

Click to Show Photos

Listing ID is DCDC2082708
Property Type is 'Commercial Sale'
Found 1 result in 0.02 seconds.

3717 Georgia Ave NW, Washington, DC 20010

Tax ID 3029//0806



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Summary Information

Owner: Tda North America Llc
 Owner Address: 3717 Georgia Ave NW
 Owner City State: WASHINGTON DC
 Owner Zip+4: 20010-20010
 Company Owner: TDA NARTH AMERICA LLC

Property Class: Commercial
 Annual Tax: \$8,129
 Record Date: 07/19/23
 Sale Amount: \$1,100,000
 Book: 2023
 Page: 2023060797
 Tax Record Updated: 01/23/24

Geographic Information

County: Washington, DC
 Municipality: Washington Dc
 High Sch Dist: District Of Columbia Public Schools
 Tax ID: 3029//0806
 Tax Map: 015-B
 Tax ID Alt: 3029//0806
 Block: 3029
 City Council Dist: 4

Lot: 806
 Qual Code: Average +
 Legal Subdivision: Columbia Heights

Assessment & Tax Information

Tax Year: 2022
 Municipal Tax: \$8,129
 Asmt As Of: 2022

Annual Tax: \$8,129
 Taxable Land Asmt: \$240,310
 Taxable Bldg Asmt: \$223,910

Taxable Total Asmt: \$464,220

Exempt Class: TX
 Mult. Class: S
 Class Code: TX-001

Lot Characteristics

SQFT: 852
 Acres: 0.0200

Building Characteristics

Total SQFT: 2,263
 Stories: 2.00
 Fireplace Total: 0

Exterior: Brick Veneer
 Stories Desc: 2
 Elec: Yes
 Property Class Code: 042

Year Built: 1900

Sec 1 Construction: Brick
 Sec 1 Area:
 Sec 1 Story Type:

Codes & Descriptions

Use Type: Store - Misc.

MLS History

MLS Number	Category	Status	Status Date	Price
DCDC2082708	COM	Closed	07/17/23	\$1,100,000
1009776684	COM	Canceled	03/28/13	\$535,000
1009659734	COM	Canceled	01/18/13	\$535,000
DCDC258660	COM	Closed	07/19/01	\$137,000
DCDC248544	RES	Closed	07/19/01	\$137,000

Tax History

Year	County	Annual Tax Amounts			Annual
		Municipal	School		
2022		\$8,129		\$8,129	
2021		\$6,479		\$6,479	
2020		\$8,696		\$8,696	
2019		\$7,905		\$7,905	
2018		\$7,191		\$7,191	
2017		\$6,535		\$6,535	

Year	Annual Assessment			Total Land	Total Bldg	Total Asmt
	Land	Building	Ttl Taxable			
2022	\$240,310	\$223,910	\$464,220			
2021	\$240,310	\$252,380	\$492,690			
2020	\$240,310	\$340,020	\$580,330			
2019	\$218,460	\$308,600	\$527,060			
2018	\$198,600	\$280,550	\$479,150			
2017	\$182,240	\$253,630	\$435,870			
2016	\$167,160	\$228,950	\$396,110			
2015	\$153,360	\$203,310	\$356,670			

Sale and Mortgage

Record Date: 07/19/2023 Book: 2023
 Settle Date: Page: 2023060797
 Sales Amt: \$1,100,000 Doc Num:
 Sale Remarks:
 Owner Names: Tda Narth America Llc

Record Date: 07/28/2009 Book: 2009
 Settle Date: Page: 82197
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Kea M Prather

Record Date: 07/24/2001 Book: 0
 Settle Date: Page: 0
 Sales Amt: \$137,000 Doc Num:
 Sale Remarks:
 Owner Names: Kea M & Samuel W Prather
 SAMUEL W

Flood Report

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 1100010017C Panel Date: 09/27/2010
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

The data on this report is compiled by BRIGHT MLS from various public and private sources. The data on this report is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.



Local rules require you to verify your email to see more photos.

Verify email

Local rules require you to verify your email address to see all of the details. [Verify your email](#)

SOLD

3717 Georgia Ave NW, Washington, DC 20010

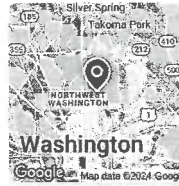
\$660,942

Redfin Estimate

— Beds

— Baths

— Sq Ft



Thinking of selling?

Estimated sale price

\$628,000 – \$747,000

Reach more buyers when you sell with Redfin. Plus, you'll save **\$6,609** in fees. [+](#)

[Schedule a selling consultation](#)

Get an in-depth report about your home value and the Washington market.

[Request a free analysis](#)

Is this your home?

Track this home's value and nearby sales activity

[I own 3717 Georgia Ave NW](#)

About this home

This home is currently off market

Local rules require you to verify your email address to view this home's listing description. [Verify your email](#)

Townhome

Columbia Heights

Source: Public Records

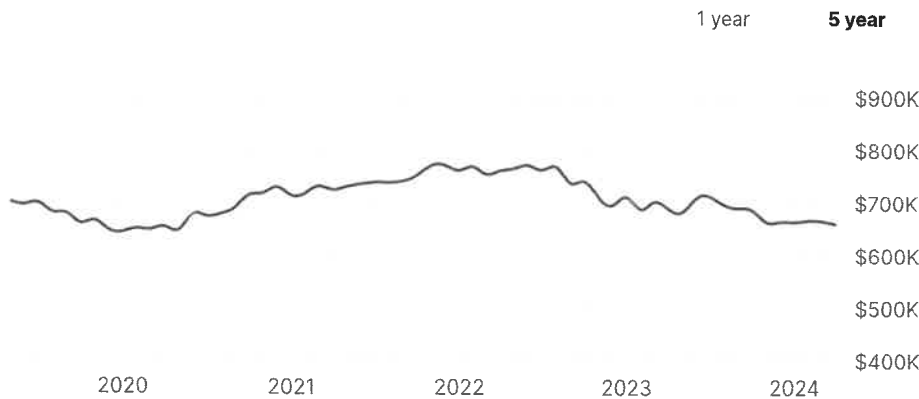
Redfin Estimate for 3717 Georgia Ave NW

Redfin has the most accurate online home estimate [i](#)

\$660,942

▲ \$524K

▼ \$6,000 since February



[Claim this home to track its value](#)

Nearby comparable homes

The Redfin Estimate uses 6 recent nearby sales, priced between \$700K to \$912K.



\$700,000 Sold Price
3 beds 2 baths 2,296 sq ft
723 Park Rd NW, Washington, DC 20010
↑ basement



\$806,000 Last Sold Price
3 beds 2.5 baths 2,014 sq ft
3920 New Hampshire Ave NW, Washington, DC 20011
↑ basement

[View comparables on map](#)

More resources

- Home sale earnings** >
Est. \$624K when you sell with Redfin
- Brightwood Park / Crestwood / Petworth real estate market** >
Homes go pending in 58 days

Advertisement

Report ad

Homeowner Tools

- Edit home facts**
Review property details and add renovations.
- Manage photos**
Update home photos or make them private.
- Create an Owner Estimate**
Select recent home sales to estimate your home's value.
- View Owner Dashboard**
Track your estimate and nearby sale activity.

Additional resources

PROFESSIONAL BIO

Georgia Avenue - Development Potential
3717 Georgia Avenue Northwest | Washington, DC 20010

09



BRUCE LUCAS, CCIM, OTHER

Principal - Commercial Consultant

O: (240) 764-5092

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bruce@bmlproperties.com

600606, 0225236455, SP98363728, Maryland, Virginia

BML Properties Realty

9500 Medical Center Drive, Suite #101 Upper Marlboro, MD 20774

Professional Summary

I have a strategic combination of experience in commercial real estate brokerage, consulting and advisory services, property, asset management and land development service specializing in performing transactions involving all property types. Sixteen years of experience as a commercial sales and leasing agent, commercial real estate investment advisor, and president, and principal co-owner of BML Properties Realty.

Skills

- Experienced commercial real estate broker
- Research market demographics and prepare financial leasing models
- Prepare detailed leasing analysis to include escalations, TIA, expenses, NNN cost, total cost of occupancy, buildout, percentage rents, cash flows etc.
- Negotiate, prepare, review LOI's and contracts
- Preparation of market materials
- Strong oral and written communication
- Strong market and data analytics
- Provide consulting services
- Prepared hundreds of BOVs and Market Analysis
- Ability to work independently or within a team environment
- Strong customer relationships
- Experience with Excel, Word, Outlook, IE, Chrome, Safari, DocuSign
- Experience with Costar/Loopnet (including lease analysis), Site to Do Business (STDB), ARC GIS, RealNex, Rethink CRM, Adobe
- Ability to travel

Professional Experience

Commercial Real Estate Advisor, 11/2011 to Current

BML Properties Realty – Upper Marlboro, MD

- Headed the commercial division providing tenant and landlord representation, investment sales, and advisory services
- Brokered 40-acre 1400-unit mixed use land development project including 150K sf of retail estimated at 400MM
- Represent national and local brand tenants
- Identify site locations and perform property tours
- Develop client market analysis, financial modeling, and GIS and demographic reporting using smart mapping



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FOR SALE

**Petworth
Redevelopment
Opportunity**

**3717 GEORGIA AVENUE -
DEVELOPMENT POTENTIAL**

WASHINGTON, DC 20010

Mixed Use Zoning

Price: \$1,100,000

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PROPERTY SUMMARY

Georgia Avenue - Development Potential
3717 Georgia Avenue Northwest | Washington, DC 20010

03



Property Summary

Building SF:	2,263
Parking:	Street
Price:	\$1,100,000
Year Built:	1900
Zoning:	NC-8

Property Overview

Currently the property is a three level building primarily used as an office/retail space. that is located in a major business district. Many shops, restaurants and businesses located along the Georgia Avenue corridor.

Location Overview

Major business district with mixed use properties, shopping, restaurants, and business community. Metro station is on the corner within a short distance.

PROPERTY DESCRIPTION

Georgia Avenue - Development Potential
3717 Georgia Avenue Northwest | Washington, DC 20010

04



Property Description

Great redevelopment opportunity located in the heart of the Petworth community in the city. Metro station on same block with high walk and transit scores.

The Georgia Avenue Neighborhood Mixed-Use NC-8 Zone is located primarily along Georgia Avenue, N.W. south of Shepard Street, N.W. and north of Park Road, N.W. This zone district applies to non-residentially zoned lots.

The purposes of the NC-8 zone are to:

Implement the objectives of the Georgia Avenue - Petworth Metro Station Area and Corridor Plan, approved by the Council of the District of Columbia, effective July 20, 2006 (Res. 16-686);

Implement the goals of the Great Streets Framework Plan for 7th Street - Georgia Avenue, published by the District Department of Transportation and dated 2006, Encourage additional residential uses along the Georgia Avenue corridor, Encourage improved commercial uses; Provide uniform building design standards; Set guidelines for development review through planned unit development (PUD) and special exception proceedings; and Encourage vertically mixed-uses (ground floor commercial and residential above) within a quarter mile of the Georgia Avenue - Petworth Metrorail Station along Georgia Avenue, from Park Road to Shepherd Street.

The NC-8 zone permits mixed-use development at a medium density with a focus on employment, including additional residential uses above improved commercial uses.