

INVESTMENT SALE  
**1072 THOMAS JEFFERSON STREET NW**  
 GEORGETOWN | WASHINGTON, DC



MAC Realty Advisors, as exclusive agent, is pleased to offer the opportunity to purchase the charming Georgetown property located at 1072 Thomas Jefferson Street NW, Washington DC. The recently redeveloped Property contains a newly constructed 7,997 square foot 6 unit apartment building and a renovated historic building that has been converted into 2 luxury apartment units. The Property is surrounded by superb retail amenities, restaurants, nightlife and entertainment venues including the three-story Nike store (adjacent), the recently renovated Graham hotel (directly across the street), and the upscale restaurant Fiola Mare in Washington Harbour (one block from the Property). This fully stabilized Property is an excellent investment opportunity in the highly sought-after Georgetown submarket.



A three-story, 31,000 SF Nike retail store is adjacent to the Property.



The Washington Harbour is located one block from the Property.

<b>ADDRESS</b>	1072 Thomas Jefferson Street NW Washington, DC 20007
<b>SUBMARKET</b>	Georgetown
<b>ZONING</b>	MU - 12
<b>SQUARE   LOT</b>	1198   0077
<b>LAND AREA</b>	2,933 SF
<b>GROSS SQUARE FOOTAGE</b>	7,997 SF
<b>YEAR BUILT   YEAR RENOVATED</b>	1812   2014
<b>UNITS</b>	8
<b>STORIES</b>	4

**Andrew McAllister**  
 Executive Director | 202.296.0007  
 amcallister@macrealtyadvisors.com

**Bruce Levin**  
 Executive Director | 202.296.0459  
 blevin@macrealtyadvisors.com

**Bill Gribbin**  
 Associate | 202.618.5110  
 bgribbin@macrealtyadvisors.com





## HIGHLIGHTS

### ✦ Irreplaceable Location in Established Georgetown Submarket

The Property is located in the heart of the Georgetown neighborhood which is known for its vibrant business district, active residential community, and popular recreational waterfront. Georgetown is DC's premier destination for shopping, dining, history, fitness, and entertainment. With over 450 shopping, dining and entertainment options, Georgetown is recognized as one of the best shopping areas in the country which is located in a beautiful, historic setting. Also known for its quaint cobblestone streets and 18th and 19th century architecture, the residential neighborhood of Georgetown is a delightful mix of past and present that sets it apart from the rest of Washington, DC. These amenities, combined with the ample waterfront park space just one block away, give the Property a 98 rating on Walk Score, certifying it as a "Walker's Paradise."

### ✦ Renovated Property

The Property was recently renovated in 2014. The rear portion of the lot was enhanced by the addition of a new four-story residential building that contains two studio units, two one-bedroom one-bath duplex units, and two one-bedroom one-and-a-half bath duplex units. All of the residential units have keyless access, central cooling, forced air heat, in-unit laundry, ample amounts of windows, hardwood floors, granite countertops, and stainless steel appliances. The front portion of the Property is a commercial building that was recently converted into a four-bedroom two-bath unit and a three-bedroom two-and-a-half bath unit, which historically rent for more than \$1,000 per bed.

### ✦ Proximity to World Class Retail Amenities and Washington Harbour

Located steps from M Street, Wisconsin Avenue, C & O Canal, and Washington Harbour, the Property provides tenants with access to all of Georgetown's world class amenities. The Property is located adjacent to the Nike retail store and is directly across from the recently renovated Graham Georgetown Hotel, a boutique hotel in the heart of DC's most affluent and historic area. Additionally, being steps from Washington Harbour and Canal district, the Property takes advantage of waterfront restaurants and activities including: Farmers Fishers Bakers, Nick's Riverside Grill, Sequoia DC, and Thompson Boat Center (rentals for kayaks, canoes and paddle-boards).



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