

\$499,999 - 2801 Q St Se, Washington

MLS® #DCDC2225340

\$499,999

0 Bedroom, 0.00 Bathroom, 3,220 sqft
Multi-Family on 0.08 Acres

N/A, Washington, DC

THE OPPORTUNITY

A prime investment located directly off the rapidly developing Pennsylvania Avenue Corridor, just minutes from the U.S. Capitol. The 4-unit building features 2 vacant and 2 occupied spacious units, offering both immediate cash flow and long-term value-add potential in a high-demand submarket.

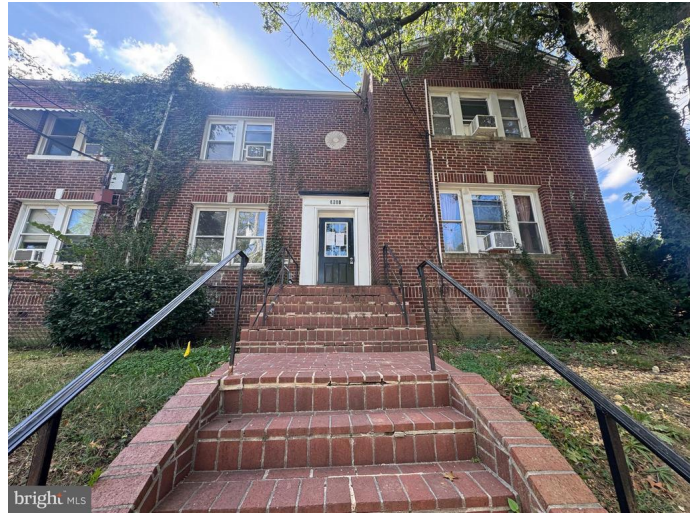
PRIME LOCATION & CONNECTIVITY

The property sits directly off Pennsylvania Avenue SE, with seamless access to I-295 (10 minutes) and I-495 (15 minutes). It is just two miles from the Naylor Road Metro Station (Green Line), providing direct connections to Downtown D.C., Union Station, and Reagan National Airport. In addition, Randle Highlands Elementary School is only a 4-minute walk from the property, further enhancing the appeal for families and long-term renters.

VALUE-ADD UPSIDE

The property is currently 50% vacant, creating a near-term leasing opportunity. Existing rents average \$1,150, while new leases can be signed at 30% higher rates. Additionally, the units' layouts are well-suited for bedroom conversions. With modest upgrades, one- and two-bedroom units can be repositioned into two- and three-bedroom units, achieving market rents of approximately \$1,836 and \$2,810, respectively.

THRIVING SUBMARKET



The neighborhood is undergoing sustained revitalization. Major projects such as Skyland Town Center and The Shops at Penn Branch have delivered 600 new multifamily units, 100,000+ SF of retail, and the first full-service gym east of the Anacostia River. These amenities continue to attract residents and strengthen long-term rental demand.

EQUITY BUILDING AT A DISCOUNT

With multiple loan products available, buyers can build equity more efficiently than renting locally. For example, FHA financing up to 96.5% allows minimized cash-to-close and reduced monthly debt service, with principal and interest payments offset by rental income.

Built in 1937

Essential Information

MLS® #	DCDC2225340
Price	\$499,999
Bathrooms	0.00
Square Footage	3,220
Acres	0.08
Year Built	1937
Type	Multi-Family
Sub-Type	Other, Other
Style	Other
Status	Active

Community Information

Address	2801 Q St Se
Subdivision	N/A
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20020

Interior

Heating	None
Cooling	None

Exterior

Exterior	Brick and Siding
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 1st, 2025
Days on Market	29
Zoning	-

Listing Details

Listing Office	Greysteel Company LLC
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Listing information last updated on October 29th, 2025 at 10:01pm EDT