

# FOR SALE **235-249 Carroll Street, N.W.** **Washington, D.C.**

**RARE MIXED USE DEVELOPMENT OPPORTUNITY**

**AT TAKOMA PARK METRO**

**\$6,650,000**

**Project Size:**

**85 residential units; 64,511 s.f.**  
**3 commercial units; 6,532 s.f.**  
**71,043 total square feet**

**4 stories plus  
lower level parking**

**86 parking spaces**

**Construction Type:  
Concrete**

**Lot Size:  
34,995 s.f.**

**Zoning:  
C2A**

**Architect:  
SGA Architects, Inc.**

**Engineer:  
ADTEK Engineers, Inc.**



*The property sale will include the following:*

- **Building permit at settlement (fee not included).**
- **Condominium Public Offering statement, Registered with D.C.**
- **Architectural, structural, civil, MEP, specifications and detail book construction documents.**
- **Gasoline Abatement agreement with Chevron and \$150,000 in Escrow transfers to buyer.**
- **CAP for site clean up approved by D.C. government.**
- **Historic Preservation Review Board approval.**
- **Soil Borings and Geotech Report.**



*For more information please contact:*

**William Montrose**

**301-961-9696**

**301-656-7551 (f)**

**[wmontrose@amrcommercial.com](mailto:wmontrose@amrcommercial.com)**



Alexander, Montrose, Rittenberg  
Commercial Real Estate Brokerage

CONDOMINIUMS MATRIX	CONDO SIZE	CONDO UNIT PRICE	BUILDING TOTAL	TOTAL UNIT PRICE (500\$ PER SF)	PERCENT OF RESIDENTIAL	NET SELLABLE AREA PER BUILDING	
Description	s.f.		Units/ Bldg.		%	s.f.	
<b>Studio</b>	<b>5,661</b>		<b>12</b>	<b>\$ 2,830,500</b>	<b>9%</b>		<b>8%</b>
E	435	\$ 217,500	3	\$ 652,500		1,305	
E1	488	\$ 244,000	3	\$ 732,000		1,464	
H	506	\$ 253,000	4	\$ 1,012,000		2,024	
S	434	\$ 217,000	2	\$ 434,000		868	
<b>1 BR.</b>	<b>28,081</b>		<b>44</b>	<b>\$ 14,040,500</b>	<b>44%</b>		<b>40%</b>
B	614	\$ 307,000	18	\$ 5,526,000		11,052	
B1	626	\$ 313,000	5	\$ 1,565,000		3,130	
B2	600	\$ 300,000	3	\$ 900,000		1,800	
C	670	\$ 335,000	5	\$ 1,675,000		3,350	
C1	673	\$ 336,500	4	\$ 1,346,000		2,692	
G	632	\$ 316,000	3	\$ 948,000		1,896	
J	692	\$ 346,000	3	\$ 1,038,000		2,076	
N	670	\$ 335,000	2	\$ 670,000		1,340	
Q	745	\$ 372,500	1	\$ 372,500		745	
<b>2 BR.</b>	<b>13,404</b>		<b>14</b>	<b>\$ 6,702,000</b>	<b>21%</b>		<b>19%</b>
A	1,006	\$ 503,000	4	\$ 2,012,000		4,024	
A1	942	\$ 471,000	4	\$ 1,884,000		3,768	
D1	963	\$ 481,500	1	\$ 481,500		963	
M	982	\$ 491,000	2	\$ 982,000		1,964	
P	972	\$ 486,000	1	\$ 486,000		972	
V	984	\$ 492,000	1	\$ 492,000		984	
W	729	\$ 364,500	1	\$ 364,500		729	
<b>2 BR. Deluxe</b>	<b>13,576</b>		<b>12</b>	<b>\$ 6,788,000</b>	<b>21%</b>		<b>19%</b>
D	1,123	\$ 561,500	1	\$ 561,500		1,123	
F	1,078	\$ 539,000	2	\$ 1,078,000		2,156	
F1	1,130	\$ 565,000	2	\$ 1,130,000		2,260	
L	1,128	\$ 564,000	3	\$ 1,692,000		3,384	
K	1,230	\$ 615,000	2	\$ 1,230,000		2,460	
R	1,145	\$ 572,500	1	\$ 572,500		1,145	
T	1,048	\$ 524,000	1	\$ 524,000		1,048	
<b>3 BR.</b>	<b>3,789</b>		<b>3</b>	<b>\$ 1,894,500</b>	<b>6%</b>		<b>5%</b>
U	1,180	\$ 590,000	1	\$ 590,000		1,180	
M1	1,290	\$ 645,000	1	\$ 645,000		1,290	
K1	1,319	\$ 659,500	1	\$ 659,500		1,319	
<b>total Sellable Residential S</b>	<b>64,511</b>		<b>85</b>	<b>\$ 32,255,500</b>	<b>100%</b>	<b>64,511</b>	<b>91%</b>
	1,384		1			1,384	
	1,595		1			1,595	
	3,553		1			3,553	
<b>Total Sellable Retail SF</b>	<b>6,532</b>		<b>3</b>			<b>6,532</b>	<b>9%</b>

**TOTAL Sellable SF 71,043 88 71,043**

total Motorcycle Parking Space 14

Compact Parking Space 39

Standard Parking Spaces 43

Handicap Parking Spaces 4

Total Parking Spaces 86