

# 914 9th Street NE

WASHINGTON, DC 20002

JENN  
SMIRA  
TEAM







2 BED | 2 BATH | PARKING

# Incredible Investment Opportunity in the Heart of H Street!

Investment property offering! Completely gutted and rebuilt legal two-unit townhouse with CofO, including new roof, in 2003-2004. Further owner improvements over the years including new Carrier HVAC units in 2020, new stacked washers and dryers in 2019/2020, new stainless steel appliances in 2020, ceiling in lower unit with sound-proofing fiberglass insulation and 5/8th" ceiling drywall, and more! A true turn key income producing property lovingly restored by the owner. The home features an expansive lot with real TWO car off-street parking. Upper Unit: Gleaming hardwood floors, high ceilings, decorative fireplace, large open living room overlooking picturesque tree-lined 9th ST, modern kitchen with glass tile backsplash and high-end cabinetry, great bedroom with ample storage, well appointed bathroom, in-unit laundry, and deck off the unit completing this home. Main floor Unit: Gleaming hardwood floors, equally high ceilings, decorative fireplace, large open living room with wood shutters, modern kitchen with glass tile backsplash and high-end cabinetry, great bedroom with ample storage, well appointed bathroom, and patio off the bedroom completing this home. Located in the heart of H ST NE, with Whole Foods, Trader Joes, fine dining from Capitol Hill to H ST to Union Market, and NoMa redline metro. Please contact listing agents for rent roll figures.



**BEST**  
WASHINGTONIAN  
**2020**

**REALTRENDS**  
**THE THOUSAND**  
AS ADVERTISED BY THE WALL STREET JOURNAL



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