

COMPASS

Jenn Smira
& CO.

FINE
HOMES

7404 COLUMBIA AVE

Multi-Family | Six 1 Bedroom Units | Large Lot | Approx. 5,200 sq. ft.



Rare Six-Unit Investment Opportunity In Maryland

Six unit multi-family offering. A rare offering for investors seeking a fully updated, high-performing multifamily asset in one of Maryland's most rapidly growing rental markets. 7404 Columbia Ave is a beautifully renovated six-unit building producing approximately \$109,200+ in annual rental income, supported by steady demand and low operating expenses. The previous rent roll reflects consistent, reliable performance across all units: Unit 1 – \$1,500/month | Unit 2 – \$1,500/month | Unit 3 – \$1,500/month | Unit 4 – \$1,600/month | Unit 5 – \$1,500/month | Unit 6 – \$1,500/month, with a bonus lower-level area offering potential unit expansion opportunities.

Each residence has been thoughtfully modernized with elevated finishes, including quartz kitchen countertops, stainless steel appliances, upgraded cabinetry, tile backsplashes, luxury bathrooms, and durable flooring throughout. Tenants enjoy year-round comfort from mini-split HVAC systems in every unit. The lower level includes a shared laundry area with room for additional storage or future value-add enhancements. Situated on a generous lot, the property features a large paved driveway and parking area accommodating up to nine vehicles, a rare advantage in the College Park rental market. Perfectly located with easy access to I-495 and Route 193, the building sits moments from neighborhood parks, trails, the University of Maryland, restaurants, cafés, and daily conveniences. This central position supports strong tenant retention and positions the asset for long-term appreciation. Whether you're expanding your investment portfolio, considering an owner-occupant strategy, or seeking a 1031 exchange replacement, 7404 Columbia Ave stands out as a fully modernized, income-producing multifamily property in the heart of College Park.



Kaushik Rath

REALTOR®,
Senior Vice President

917.678.1307
Kaushik.Rath@jennsmira.com



Jenn Smira

REALTOR®,
Executive Vice President

202.280.2060
jsmira@jennsmira.com

COMPASS

Compass Real Estate is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. Compass is licensed as Compass Real Estate in DC and as Compass in Virginia and Maryland. 1313 14th Street NW, Washington, DC 20005 | 202.386.6330

