

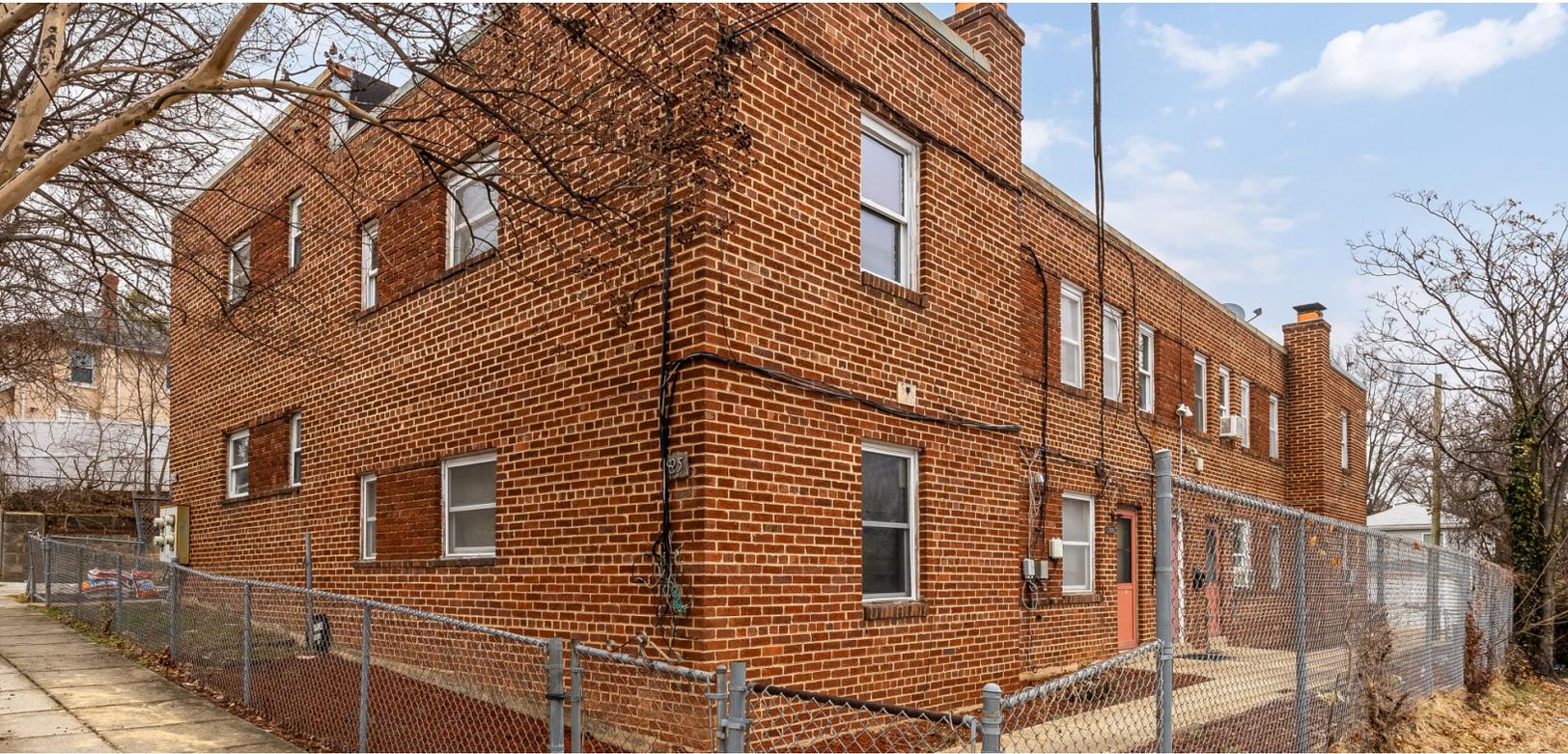
COMPASS

Jenn Smira
& CO.

FINE
HOMES

825 48th Place NE

Deanwood | Four 1 Bedrooms, 1 Bathroom Units | Multifamily



Exceptional Deanwood Investment Opportunity

An exceptional opportunity to acquire a four-unit multifamily property in Northeast D.C., offering immediate income with meaningful value moving forward. One unit is now vacant, creating an ideal scenario for an owner-occupant to move in while continuing to generate rental income from the remaining three units or to lease the vacant unit and further strengthen the current rent roll. This solid all-brick building consists of four well-proportioned one-bedroom, one-bathroom apartments. The in-place rent roll reflects steady performance. For investors, the property presents a clear value-add opportunity to enhance rents and drive long-term returns. The straightforward unit mix makes it accessible for both seasoned investors and those entering the multifamily market.

Perfectly positioned near Deanwood Metro, major commuter routes, and an area experiencing ongoing redevelopment, this opportunity offers stability today with strong upside potential ahead. Offered as-is and competitively priced, 825 48th Place NE stands out as a compelling opportunity in an evolving D.C. submarket. Whether you're expanding your portfolio, exploring a live-in investment strategy, or pursuing a 1031 exchange replacement, 825 48th Place NE delivers a reliable, income-producing opportunity with long-term growth potential in one of the city's most dynamic neighborhoods.



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