

**1726 Wisconsin Ave, NW.
Washington, D.C. 20007**

Retail Space

1,500 SF (approx.) on the ground floor
with 1,500 SF on the lower level

Rental

\$6,000 per month/\$72,000 per annum

Lease Term

Five (5) – Ten (10) years

Zoning

C-2-A

Property Conditions

Leased in an "as is" condition

Description

First floor retail space with a large front window, hardwood floors, and a nine foot ceiling. Lower level has eight foot ceiling.

Location

West side of Wisconsin Avenue just North of R Street and South of the Georgetown Safeway store.

Operating Expenses/Real Estate Taxes

66.66% triple net lease

HVAC

Electric air-conditioning with gas heat

Security Deposit

Not less than one full months rent

