

# 4512 MacArthur Boulevard NW

Washington, DC 20007

## Investment Highlights

### THE OPPORTUNITY

4512 MacArthur Blvd NW is a vacant 4-unit property in the sought-after Palisades neighborhood, made up of two 2BR/1BA and two 1BR/1BA units. This end-cap building has three sides of light and is set on a very large lot of 6,066 square feet. It is the only building on this block of MacArthur with a curb cut and off-street parking, and supports immediate rental potential for both owner-users and investors, and long-term redevelopment potential.

Vacant  
OCCUPANCY

\$1.35M

MEDIAN HOME SALE PRICE

\$265K

AVG. HOUSEHOLD INCOME

\$2,700

RENOVATED 1BDR \$/MONTH

\$3,900

RENOVATED 2BDR \$/MONTH

## Asset Snapshot

4

MULTIFAMILY UNITS

Palisades

NEIGHBORHOOD

6,066 SF

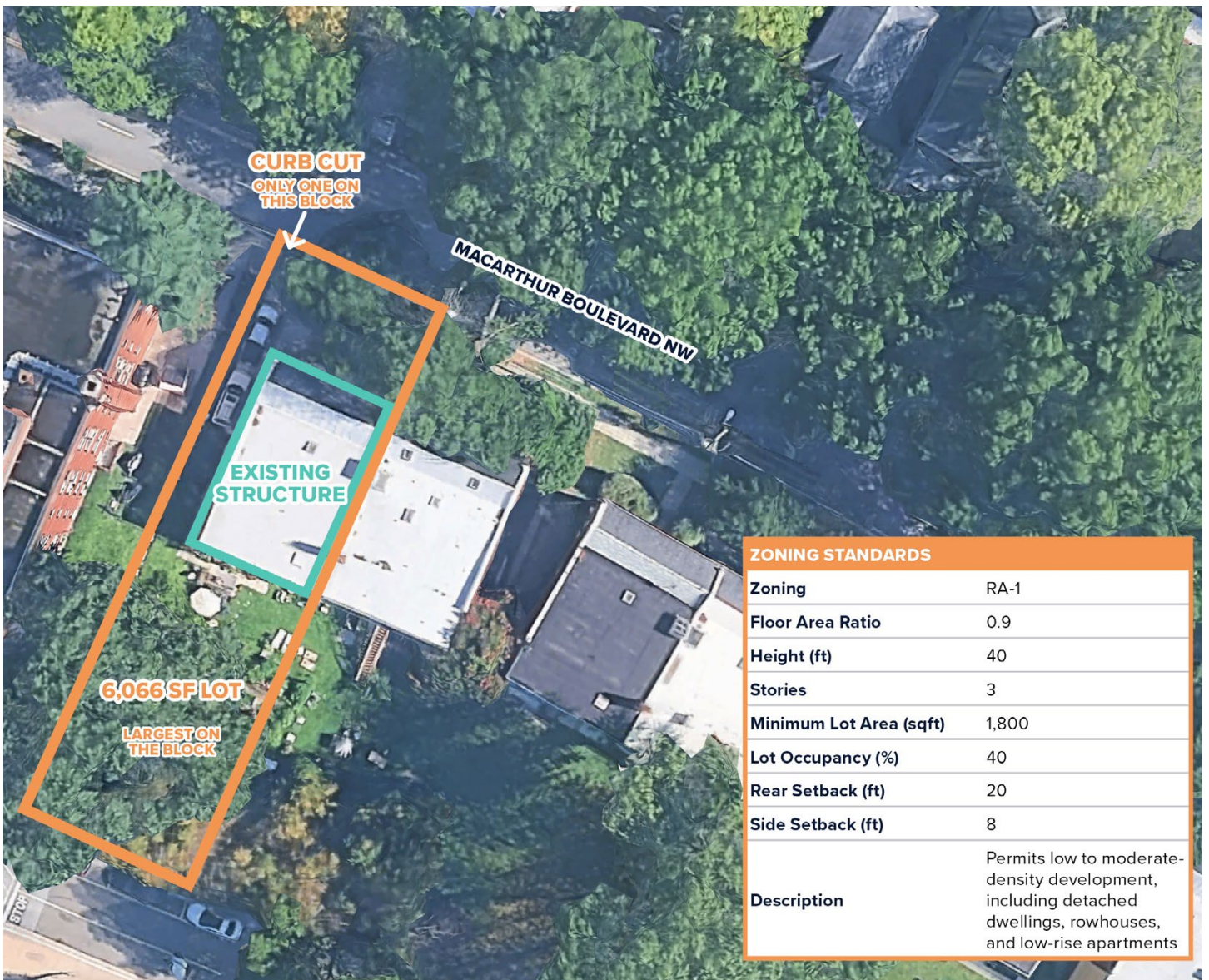
LOT SIZE

RA-1

ZONING

# Overview

EXISTING BUILDING		DEVELOPMENT/ZONING INFO	
Number of Units	4	Lot Size	6,066 SF
Unit Mix	Two 2BDR/1 BA Two 1 BDR/1 BA w/ Den	Zoning	RA-1
Occupancy	100% Vacant	Parking	Off-Street Parking Pad (w/Curb Cut)
Structure	Semi-Detached	Neighborhood	Palisades
TOPA	Exempt	Avg. Household Income	\$265,000
Rent Controlled Status	Exempt	School District	Key Elementary



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## TOPA & RENT CONTROL EXEMPT

The property delivers completely vacant and free of existing tenants at closing, providing full exemption from TOPA, and doubly assured by DC's RENTAL Amendment Act of 2025, which exempts nearly all 4-unit buildings as of January 2026. The building is also exempt from rent control and remains so for buyers owning four or fewer DC units. Together these give new ownership certainty on timing, a direct path to closing, and full flexibility on rents from day one.

## METICULOUSLY MAINTAINED, SEPARATELY METERED

A single private individual has owned, meticulously cared for, and invested in the building for decades, substantially mitigating deferred maintenance. That care shows in recent improvements, including a new roof, upgraded windows, quartz or granite countertops, custom closets, dishwashers, modernized appliances, and a recently installed parking pad. The property is also separately metered for gas and electricity across all four units, with each unit served by its own new Weil-McLain boiler plus window A/C—letting ownership push virtually all utility costs outside of water/sewer to tenants.

## REDEVELOPMENT POTENTIAL

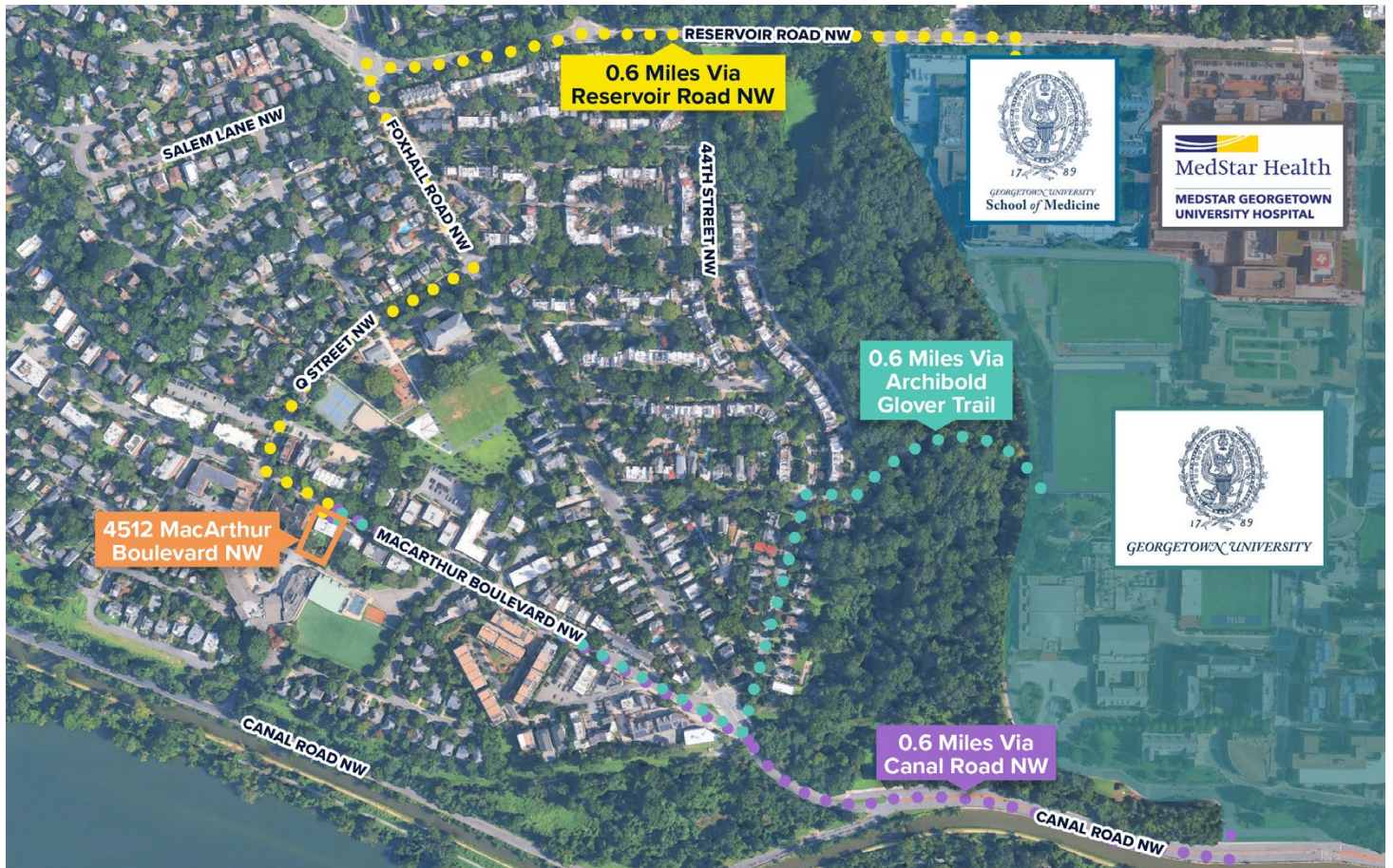
Set on a large corner lot of nearly 6,000 square feet, the property sits in the Palisades, one of the District's most desirable zip codes, where the median home sells for roughly \$1.35 million and average household income tops \$265,000. It sits within the in-demand Key Elementary district and is the only lot on this block with a curb cut, an essential component for any condo or redevelopment play. Delivering fully vacant and zoned RA-1, it offers a clean path to redevelopment or condo conversion.

## BEST-IN-CLASS DEMAND DRIVERS

The Palisades draws steady rental demand from Georgetown and GWU students and faculty, nearby hospitals, and commuters to Downtown DC/K Street and northern Virginia, supporting historically full occupancy along MacArthur Boulevard. Renovated one and two-bedroom units in comparable nearby buildings achieve roughly \$2,700 and \$3,900 per month, respectively, and with 4512 delivering fully vacant, a buyer captures market rents on all four units immediately, with no below-market leases to inherit.



# Local Map



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