

MULTIFAMILY PROPERTY  
FOR SALE

129 YUMA ST SE  
Washington, DC 20032



## Multifamily Property For Sale

129 YUMA ST SE, WASHINGTON, DC 20032

### PROPERTY DESCRIPTION

129 Yuma Street SE is a 12-unit multifamily asset offering investors a value-add or redevelopment opportunity, with significant recent capital improvements and a favorable vacancy profile that allows for immediate repositioning. The masonry building totals 8,664 SF on 0.23 acres, and is located in the evolving neighborhood of Congress Heights, a historic area in SE DC that is experiencing revitalization and growth.

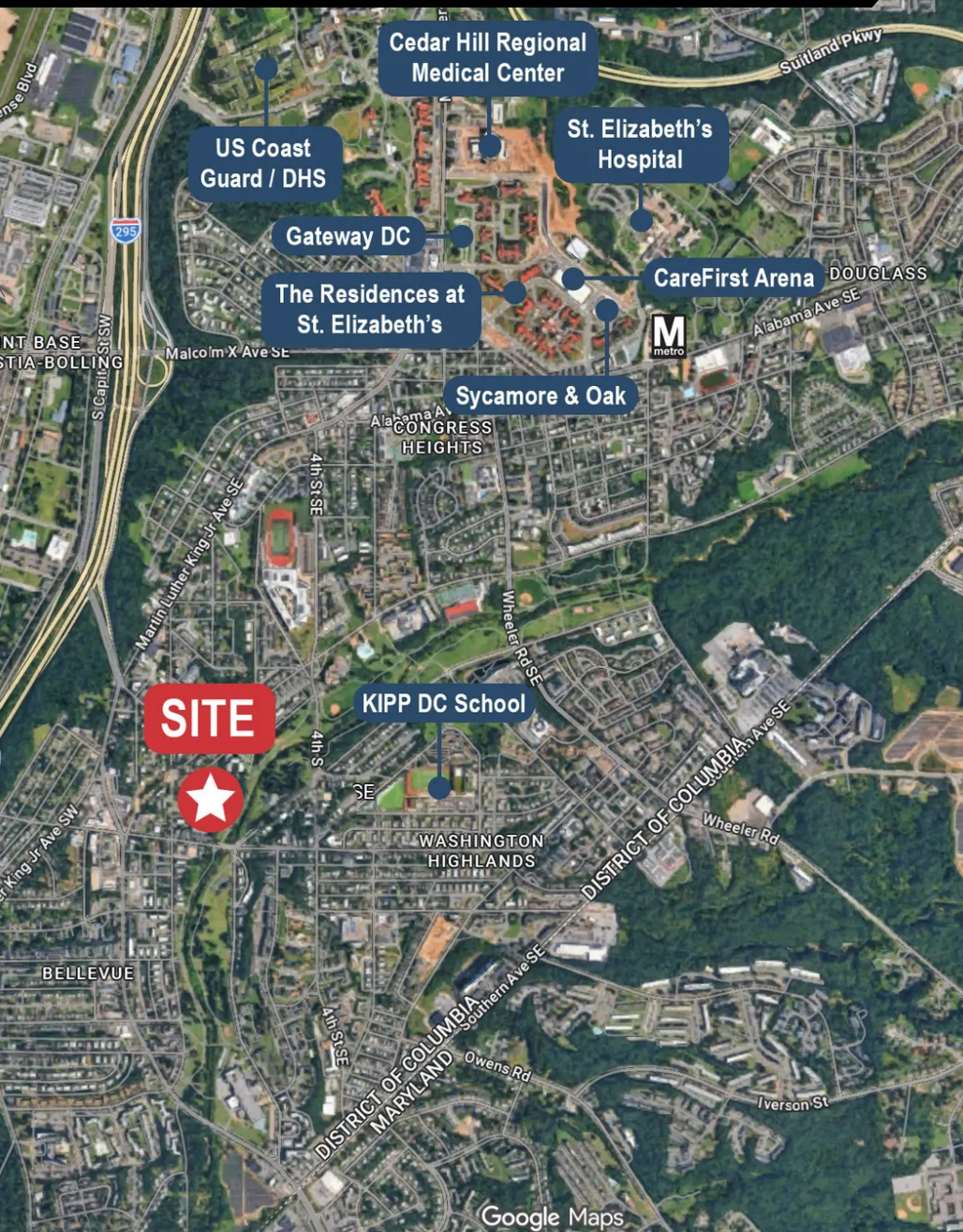
Currently, the building is mostly vacant, with only four tenants remaining. Two tenants are voluntarily vacating, while the remaining two are in eviction proceedings, creating a near-term pathway to full building control. The unit mix consists of seven 2-bedroom units and five 1-bedroom units. Overall, the building has been well maintained by current ownership and has undergone a number of improvements over the past few years. Recent improvements include a new roof with solar panels installed six years ago, 12 HVAC units replaced six years ago, all water heaters replaced within the past two years, new plumbing throughout, and new electrical panels and wiring in each unit.

|                    |                                     |
|--------------------|-------------------------------------|
| Building Size:     | 8,664 SF                            |
| Land:              | 0.23 Acres                          |
| Zoning:            | RA-1                                |
| Type:              | Multifamily                         |
| Units:             | 12 total (seven 2-bed / five 1-bed) |
| Year Built         | 1953                                |
| <b>SALE PRICE:</b> | <b>\$1,400,000</b>                  |



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### LOCATION DESCRIPTION

Well positioned in SE DC, 129 Yuma Street is close to I-295, a major north-south artery connecting DC to Maryland, and South Capitol Street, a heavily trafficked corridor with an average daily traffic count of over 20,000 vehicles. The site is located within a designated opportunity zone and has passed DC's housing quality inspection for a voucher program as well.

Congress Heights is experiencing one of Washington, DC's most significant public and private investment cycles, driven by the ongoing transformation of the St. Elizabeth's East campus into a vibrant mixed-use district. The 183-acre redevelopment has already delivered the CareFirst Arena, Cedar Hill Regional Medical Center GW Health, the Whitman-Walker Max Robinson Center, new residential communities, and the Sycamore & Oak retail village. Building on this momentum, the District recently commenced the next phase of the Congress Heights Metro Station redevelopment, which will include a new 23,000-square-foot full-service library, an improved transit hub, and additional mixed-use development surrounding the Metro station.

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## DEMOGRAPHICS



### POPULATION

|         |         |
|---------|---------|
| 1 Mile  | 32,329  |
| 3 Miles | 163,916 |
| 5 Miles | 475,141 |



### HOUSEHOLDS

|         |         |
|---------|---------|
| 1 Mile  | 15,418  |
| 3 Miles | 75,421  |
| 5 Miles | 227,564 |



### AVG. HOUSEHOLD INCOME

|         |           |
|---------|-----------|
| 1 Mile  | \$74,767  |
| 3 Miles | \$105,642 |
| 5 Miles | \$139,552 |

2023 American Community Survey (ACS)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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