

\$649,900 - 1363 H St Ne, Washington

MLS® #DCDC2171530

\$649,900

3 Bedroom, 1.50 Bathroom, 1,924 sqft

Residential on 0.03 Acres

H STREET CORRIDOR, Washington, DC

RARE FIND and Priced to Sell! Don't miss this incredible opportunity to own a piece of the vibrant H Street Corridor in Washington, DC. This mixed-use property features commercial space on the ground level, perfect for a business, and a two-bedroom apartment on the upper level, offering the ideal live/work setup. Imagine living upstairs and running your business downstairs – a unique opportunity that blends convenience with the energy of one of DC's most dynamic neighborhoods. It also includes parking for two vehicles in the back accessed through the alley (the shed in the back can be torn down to accommodate 2 vehicles).

The building is ready for a full renovation, allowing you to design the space to your specifications and increase its value. Zoning permits expansion, so you can even build up several stories, further maximizing the potential of this prime location. Additionally, the property offers rear alley access, providing the rare benefit of garage parking in the back – a significant bonus in this sought-after area.

Surrounded by popular retailers like Aldi, Chick-fil-A, CVS, Safeway, Starbucks, and Whole Foods, as well as cultural venues such as the National Arboretum and Atlas Performing Arts Center, the location offers unmatched convenience for both business and



residential tenants.

The area’s strong demographics—over 167,900 residents within a 2-mile radius and an average household income exceeding \$133,200—ensure a robust market for both retail and residential opportunities. The property boasts a Walk Score of 95 and is within walking distance of multiple DC Streetcar and Metrobus stops, providing easy access to Route 50 and I-295..Opportunities like this are few and far between, and this property will not last long. Schedule your private tour today and start envisioning the possibilities!

This property address is also listed as
COMMERCIAL SALE with MLS #
DCDC2169702

Built in 1930

Essential Information

MLS® #	DCDC2171530
Price	\$649,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,924
Acres	0.03
Year Built	1930
Type	Residential
Sub-Type	Other
Style	Other
Status	Pending

Community Information

Address	1363 H St Ne
Subdivision	H STREET CORRIDOR



City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20002

Amenities

Parking Spaces	2
Parking	Assigned, Free, Shared Driveway, Paved Parking, Private, Unpaved, Brick Driveway, Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Inside Access, Additional Storage Area, Covered Parking, Garage - Rear Entry
View	Street

Interior

Interior Features	Floor Plan-Open
Heating	Other
Cooling	Window Unit(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Other
Lot Description	Bcks-Opn Comm
Roof	Unknown
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	December 11th, 2024
Days on Market	106
Zoning	COMMERCIAL-RETAIL (MISCEL

Listing Details

Listing Office	XRealty.NET LLC
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Listing information last updated on November 1st, 2025 at 2:00pm EDT