\$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 DCs 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 demographicsâ€"over 167,900 residents within a 2-mile radius and an average household income exceeding \$133,200â€"ensure a robust market for both retail and residential opportunities. The property boasts a Walk Scoreâ,¢ 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

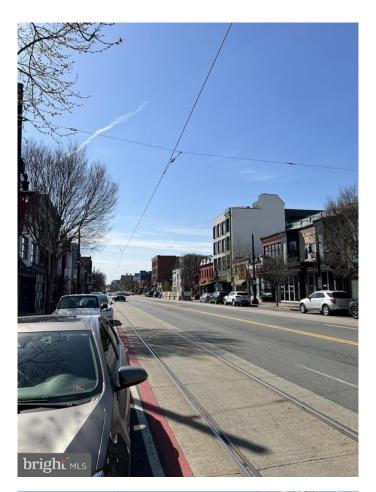
Style Other

Status Pending

Community Information

Address 1363 H St Ne

Subdivision H STREET CORRIDOR





City Washington

WASHINGTON-DC County

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

Garage - Front Entry, Inside Access, Additional Storage Area, Covered Garages

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

Additional Information

Date Listed December 11th, 2024

Days on Market 106

Zoning COMMERCIAL-RETAIL (MISCEL

Listing Details

Listing Office XRealty.NET LLC

bright MLS

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Listing information last updated on November 1st, 2025 at 2:00pm EDT