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## SOUTHEAST WASHINGTON, D.C.

Anacostia Historic District

### APARTMENT BUILDING

Arranged As 4 Units – Expansion Potential  
5,472± SF ♦ 0.23± Acre ♦ Detached Garage

Redevelopment Property  
In Opportunity Zone

Known As

**2256 HIGH STREET SE**

Corner of 14th Street SE & Cedar Street SE  
Washington, D.C. 20020

**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.



### LOCATION:

2256 High Street SE is located in the vibrant Anacostia neighborhood in Southeast Washington, D.C. Known for its rich history and community spirit, Anacostia offers a diverse and thriving urban experience. Directly across the street is Cedar Hill House, a National Historic Site, and the former residence of renowned abolitionist and one of America's most influential figures, Frederick Douglass. The Anacostia area boasts an array of attractions and amenities, including several restaurants, retail shops and museums. The Anacostia Park offers a scenic escape from the city's hustle and bustle, spanning over 1,200 acres, featuring walking trails, picnic areas and even a riverfront for kayaking and canoeing. Anacostia's convenient location provides easy access to the heart of Washington, D.C. The neighborhood is well-connected to the rest of the city, with multiple transportation options available, including bus routes and nearby metro stations. According to the Washington, D.C. public school's locator, the area public schools include Moten Elementary School, Kramer Middle School and Anacostia High School.

For more information about the area, please visit:

Washington, DC – <https://dc.gov/>

Official Tourism Site of Washington, DC – <https://washington.org/>

Anacostia Neighborhood – <https://washington.org/dc-neighborhoods/anacostia>

School Finder – <https://find.myschooldc.org/>

For more information about Opportunity Zones in Washington, D.C., please visit:

Opportunity Zones – <https://dmped.dc.gov/page/opportunity-zones-washington-dc>

**SITE:**

Corner Lot – 10,144 square feet, or 0.23 acre, more or less, according to public tax records

Approximately 55' front with depths of approximately 175'

4 car detached garage with alley access and curb cut

All public utilities

[GIS Map](#)

**ZONING:**

Zoned R-3, Residential

Details as to property uses, limitations under the zoning code, set backs and additional zoning regulations can be found at DC Office of Zoning – <https://dcoz.dc.gov/>

**IMPROVEMENTS:**

Two story brick detached apartment building – constructed in 1938, containing 5,742 square feet of gross building area, according to public tax records. The building has been gutted and has initial framing for 4 two bedroom/ two bathroom units with balconies – more units may be possible. The property contains 5 electric meters. New TPO roof installed in 2023.

On the rear of the lot is a 4-car detached brick garage structure with a curb cut on the front and alley access on the side.

The property is vacant and is in need of full renovation.

**DEVELOPMENT USES:**

The seller has initiated permits for 4 condominium units with balconies. Permits remain pending. Prior to the gut, the building was 4 units. More units may be possible within the historic district guidelines without the need to increase primary building height. The garage building may be improved to include another unit on top of the garage area.

Most recent drawings can be seen by clicking the link below:

[2256 High Street SE Architectural Drawings](#)

[Prior Use and Occupancy Permit](#)

**TITLE:**

In fee simple; sold free and clear of liens.

**TAXES:**

Published annual real estate taxes are approximately \$16,898.49, based on a full value assessment of \$590,340.

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser, at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, ground rent and all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 5% buyer's premium will be added to the final bid price.