



# EXECUTIVE SUMMARY

## PROPERTY DETAILS

|                                |                           |
|--------------------------------|---------------------------|
| <b>Address</b>                 | 3 Washington Cir, Unit G1 |
| <b>Sale Price</b>              | \$1,200,000               |
| <b>Price Per Square Foot</b>   | \$240 PSF                 |
| <b>Size</b>                    | 5,000 SF                  |
| <b>Renovated</b>               | 2016                      |
| <b>Parking Spaces for Sale</b> | 3                         |
| <b>Zoning</b>                  | RA-4                      |

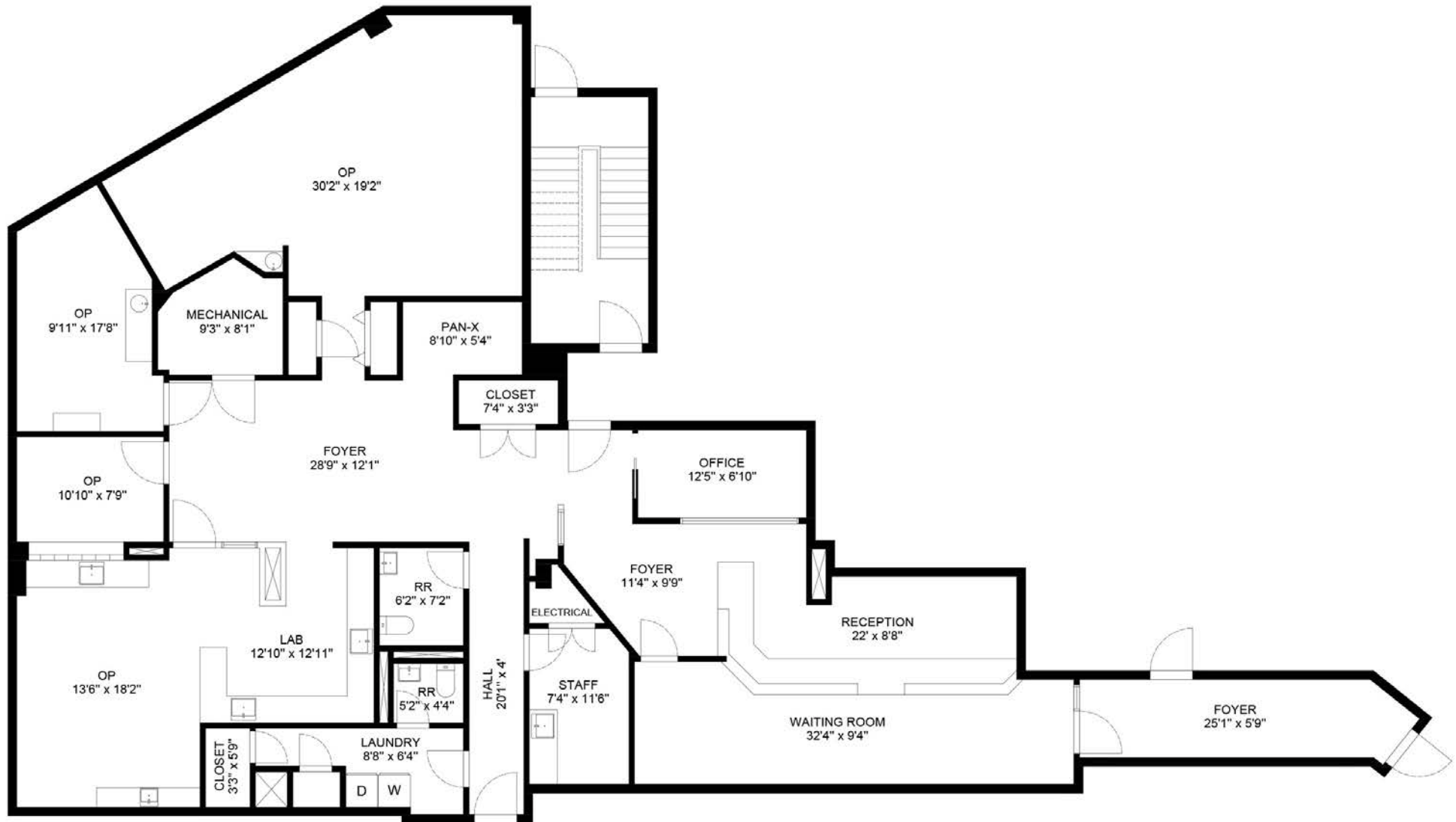
## PROPERTY HIGHLIGHTS

- Located in the Foggy Bottom Submarket of Washington, DC
- Fully renovated in 2016
- Dental Suite is 3,800 SF and has 7 dental chairs, a spacious reception and waiting room, X-ray room, bathroom and kitchen
- Chiropractor Suite is 1,200 SF and has 3 treatment rooms, restroom, storage area and a large waiting room
- Located across from the George Washington University Hospital
- Chiropractor open to sale leaseback
- Owner is open to Seller Financing



# FLOOR PLAN

## DENTAL SUITE - 3,800 SF

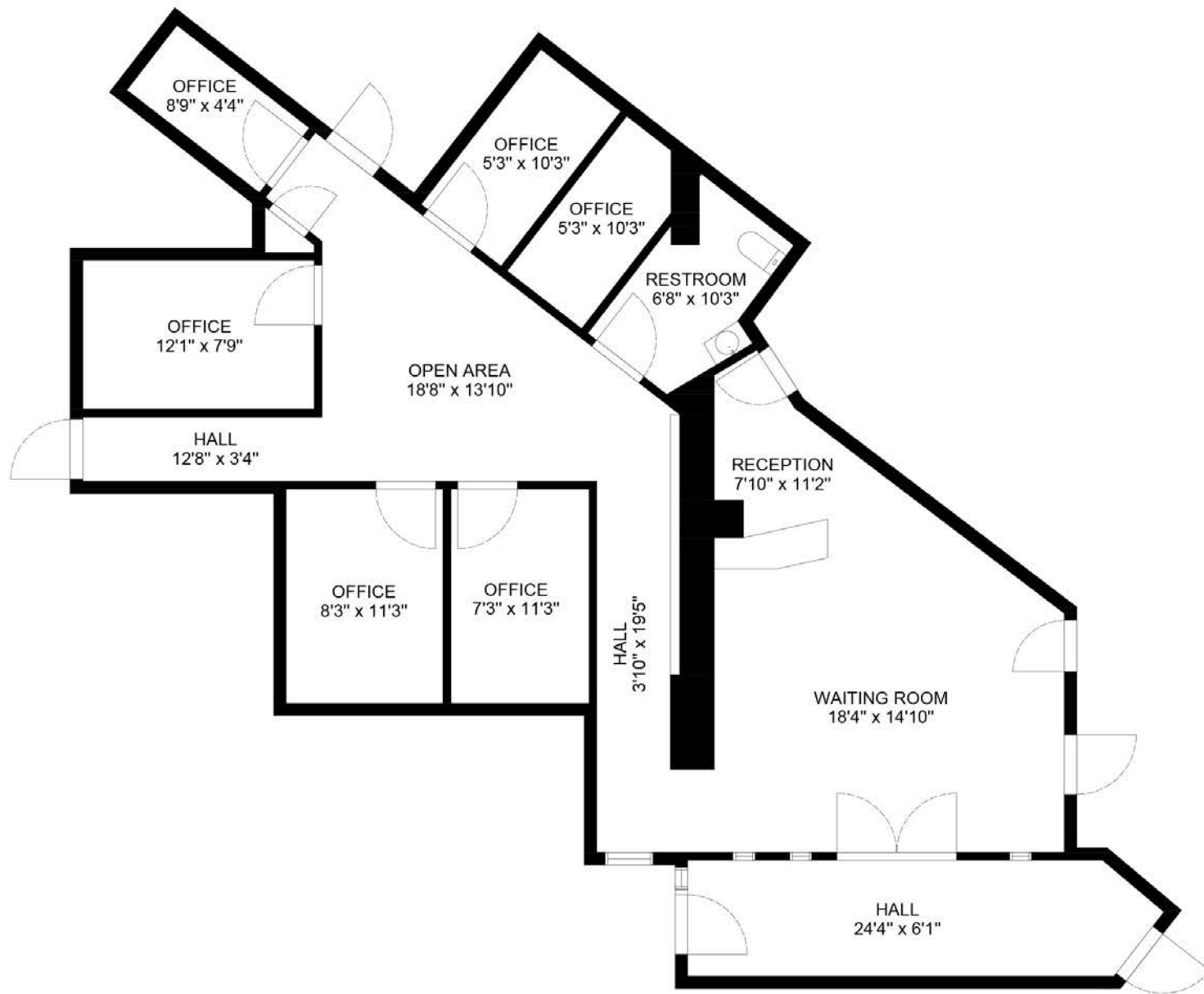


SIZE AND DIMENSIONS ARE APPROXIMATE: ACTUAL MAY VARY

# FLOOR PLAN

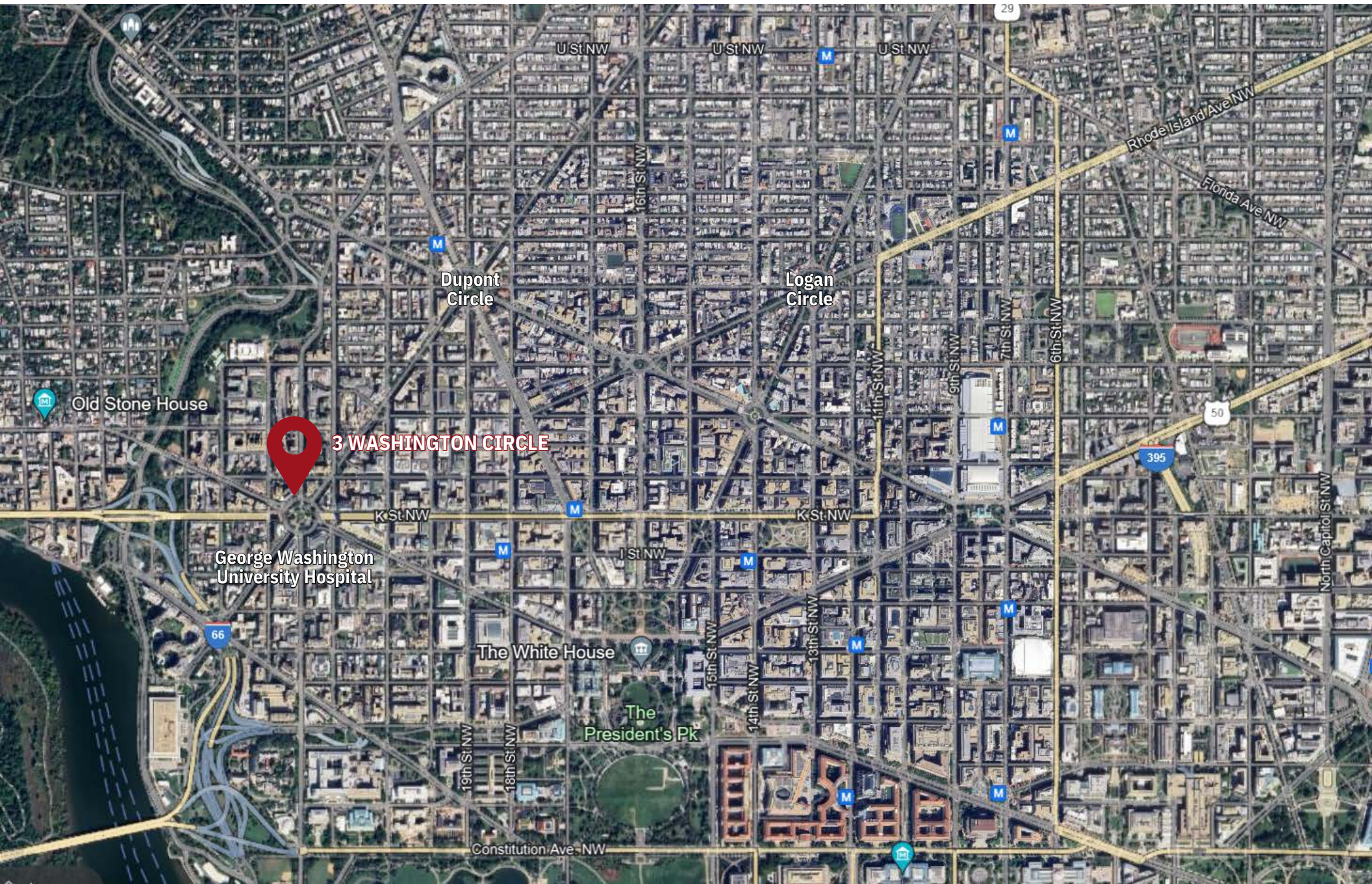
CHIROPRACTOR SUITE - 1,200 SF

LONG & FOSTER®  
COMMERCIAL DIVISION



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# AERIAL MAP



# ADDITIONAL PHOTOS



[ulsakergroup.com](http://ulsakergroup.com)



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