

\$1,900,000 - 1723 N St NW, Washington

MLS® #DCDC2201292

\$1,900,000

5 Bedroom, 2.50 Bathroom, 6,600 sqft
Residential on 0.05 Acres

CENTRAL, Washington, DC

Being marketed in conjunction with the property immediately next door, 1719 N Street NW (MLS# DCDC2201276). 1719 N Street NW and 1723 N Street NW, are two adjacent, historic buildings being delivered vacant and unencumbered, providing unmatched flexibility for a broad spectrum of buyers — whether an investor seeking repositioning potential, a developer planning a transformative adaptive reuse project with over 25,000 square feet of density if both assets are purchased together, or an owner-user looking to establish a presence in one of the District’s most desirable urban locations.

Each property is currently configured for commercial office use and is situated on an attractive, tree-lined block just steps from the Circle itself — a hub of cultural vibrancy, commerce, and diplomatic activity. The buildings sit within the MU-1/DC commercial zoning district, which permits a wide range of uses including office, residential, lodging, institutional, and educational functions. This zoning allows the new owner to capitalize on strong local demand drivers while tailoring the property’s future to their strategic goals.

Originally constructed near the turn of the 20th century, the properties reflect classic Washingtonian architectural charm, with red-brick faades, ornate cornices, and original design features that offer the potential for stunning restoration or stylish modern interiors.



Each building is improved with rear alley access and off-street parking, a valuable amenity in this dense and highly walkable neighborhood where vehicular convenience is increasingly rare.

The offering represents a unique chance to own quality real estate that hasn't sold in over 80 years in a location that combines historical prestige, dense foot traffic, and strong market fundamentals. Buyers may choose to acquire the properties individually or as a portfolio, offering both scale and versatility depending on investment strategy.

Whether repositioned as high-end office space, converted into residential flats or condominiums, transformed into boutique hospitality, or held as long-term assets in a trophy location, 1719 and 1723 N Street NW offer an extraordinary canvas for value creation in the heart of the nation's capital.

Built in 1894

Essential Information

MLS® #	DCDC2201292
Price	\$1,900,000
Bedrooms	5
Bathrooms	2.50
Half Baths	5
Square Footage	6,600
Acres	0.05
Year Built	1894
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Victorian
Status	Pending

Community Information

Address	1723 N St NW
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Subdivision	CENTRAL
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20036

Interior

Heating	Other
Cooling	Central A/C
# of Stories	4
Stories	4.5

Exterior

Exterior	Brick and Siding
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	May 16th, 2025
Days on Market	54
Zoning	MU-1/DC

Listing Details

Listing Office	Horvath & Tremblay MD, LLC
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