

# \$799,900 - 328 Kentucky Ave Se, Washington

MLS® #DCDC2215982

**\$799,900**

0 Bedroom, 0.50 Bathroom, 749 sqft

Residential on 0.01 Acres

CAPITOL HILL, Washington, DC

**OWN A PIECE OF HISTORY!**

Albert's Liquors has been a fixture in Capitol Hill for at least two decades. This art-deco structure on a scenic corner just across from Safeway and two blocks to the Potomac Ave Metro offers unparalleled visibility, lots of foot and car traffic, and opportunities for future development and expansion. A second and third story was approved with gorgeous architectural plans in 2019 and the project could easily be resumed (subject to current zoning and regulation, no guarantee is implied).

The property adjoins a triangular public planting area and is straddled by two major roads, each bringing traffic, visibility and customers!

The price includes a CLASS A liquor sales license and ALL EQUIPMENT including multiple refrigerators, Lottery and ATM machines, fixtures, security glass, cash registers and other electronics. Liquor inventory is extensive and can be purchased separately.

There is a small storage/cleaning area and a bathroom in the basement.

Whether you keep the property as a liquor store, or convert to a delightful cafe (imagine the patios on BOTH SIDES!), ice cream shop, sandwich shop, beauty parlor or something



different- or you go up a level or two and create rental or condo sales properties, you'll love this incredible opportunity in one of DC's favorite locations!

Built in 1927

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | DCDC2215982        |
| Price          | \$799,900          |
| Bathrooms      | 0.50               |
| Half Baths     | 1                  |
| Square Footage | 749                |
| Acres          | 0.01               |
| Year Built     | 1927               |
| Type           | Residential        |
| Sub-Type       | Twin/Semi-Detached |
| Style          | Art Deco           |
| Status         | Active             |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 328 Kentucky Ave Se |
| Subdivision | CAPITOL HILL        |
| City        | Washington          |
| County      | WASHINGTON-DC       |
| State       | DC                  |
| Zip Code    | 20003               |

**Amenities**

|           |                                           |
|-----------|-------------------------------------------|
| Utilities | Electric Available, Natural Gas Available |
| View      | Street, City                              |

**Interior**

|              |           |
|--------------|-----------|
| Heating      | Radiator  |
| Cooling      | Wall Unit |
| Has Basement | Yes       |
| Basement     | Partial   |
| # of Stories | 1         |
| Stories      | 1.5 Story |

**Exterior**

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | Corner Lot, Adjoins - Public Land, Bcks-PrkInd |
| Foundation      | Concrete Perimeter, Slab                       |

**School Information**

|          |                                     |
|----------|-------------------------------------|
| District | DISTRICT OF COLUMBIA PUBLIC SCHOOLS |
|----------|-------------------------------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 75                |
| Zoning         | RF-1              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | RLAH @properties |
|----------------|------------------|



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Listing information last updated on October 31st, 2025 at 5:46pm EDT