

Sale & tax history

Property details

Neighborhood

Climate

— Est. refi payment **\$3,559/mo**  [See my rate >](#)

7 bd • 4 ba • 2,444 sq ft

4654 Hillside Rd SE, Washington, DC 20019



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About this home

INVESTOR ALERT! Both Units Renovated! This former four-unit building has been converted to two units. Unit number one is a 3-bedroom 2 bath and unit number two a 4-bedroom 2 bath. This conversion generates the same rental income with less tenants (work smarter not harder). This conversion saves you from paying for trash removal as your trash is picked up for free by the city and also reduces your taxes. There is a full 1222 square foot basement that can be remodeled to a basement unit as well as many have in the area. **IMAGINE YOUR CAP RATE IF THE BASEMENT IS CONVERTED TO A THIRD UNIT.** Both units are renovated and ready for rent. The 4 bedroom unit has updated windows (2017), updated furnace (2019), new carpet, new tiling, freshly painted, updated smoke detectors and some new fixtures. The three-bedroom unit is also updated with new windows, freshly painted, updated furnace (2017) new carpet, new smoke detectors and also ready to rent. Both properties are being sold vacant.

Show less ^



Multi-family
Property Type



1942
Year Built



3,565 sq ft
Lot Size



\$256
Price/Sq.Ft.

Listed by Steve Queen • Bennett Realty Solutions • 301-459-5040 (broker)

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21471
EXHIBIT NO. 26B