

# \$867,753 - 610 Rock Creek Church Rd Nw, Washington

MLS® #DCDC2143026

**\$867,753**

0 Bedroom, 0.00 Bathroom, 2,977 sqft

Multi-Family on 0.04 Acres

N/A, Washington, DC

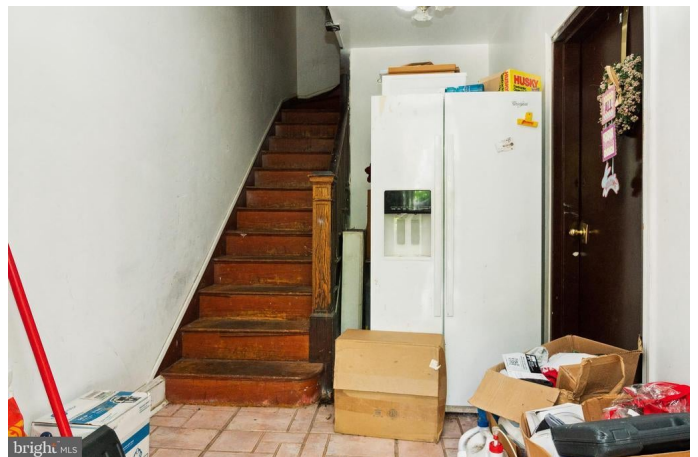
Welcome to 610 Rock Creek Church Road NW, a prime investment opportunity in the vibrant heart of Washington, DC. This remarkable 4-unit property offers a compelling blend of historic charm and modern convenience, making it an attractive option for astute investors seeking to capitalize on the flourishing real estate market.

Limited Access to show the Tenant Occupied units. 48 Hours' notice required. Units can only be shown between 2:30 and 3:30 p.m., Monday through Friday. Knock or ring the bell before entering. LA must be present for the showing. The owner will provide access. Buyers must be accompanied by a showing agent at all times. Call if you need to cancel. Call if you will be late. The property is owner-occupied. The property is tenant-occupied.

Unit 1 is owner-occupied, and the market-rate tenants are in units 2 and 3. Basement unit #4 is vacant and unoccupied.

## Property Overview:

- **Property Type:** Row House (Residential)
- **Location:** 610 Rock Creek Church Road NW, Washington, DC, 20010
- **Living Area:** 2,463 sq ft
- **Lot Size:** 1,937 sq ft
- **Year Built:** 1911
- **Bedrooms:** 4
- **Total Baths:** 4 Full Baths



-- **Stories:** 3 + Basement

#### Key Features:

- **Building Condition & Quality:** The property is in average condition with a quality rating of C+. It offers a solid structure that can be swiftly upgraded for increased value.
- **Heating System:** Hot Water (ensuring consistent and cost-effective heating).
- **Basement:** Sprawling 975 sq ft, providing ample space for storage or additional living areas.
- **Exterior Walls:** Durable and appealing brick construction.
- **Roofing:** Built-up system ensuring longevity and minimal maintenance. ( Replaced in 2017)

#### Location Benefits:

- **Zoning:** RF-1 - allowing for varied residential development options.
- **Neighborhood:** Situated in a thriving community with excellent access to amenities, work, and leisure activities.
- **Schools:** Proximity to top educational institutions like Bruce Monroe Elementary, MacFarland Middle School, and Roosevelt Senior High School, making it attractive to families.

#### Livability Scores (AARP):

- **Transportation:** 85 - Safe and convenient options for daily commutes.
- **Access to Life, Work & Play:** 78 - A dynamic neighborhood with substantial amenities.
- **Engagement:** 77 - A community with strong civic and social involvement.

#### Investment Potential:

This property is not merely a residence but a lucrative investment opportunity. Its strategic location, combined with a well-maintained structure, ensures sustained rental income and

significant appreciation potential. The vibrant community and access to high-quality schools further enhance its marketability to potential tenants.

Why Invest in 610 Rock Creek Church Road NW?

Investing in 610 Rock Creek Church Road NW ensures you are part of a sought-after neighborhood with solid potential for growth and high tenant demand. Whether you aim to expand your portfolio or secure a reliable income stream, this property promises a compelling return on investment.

Don't miss this opportunity to invest in one of Washington, D.C.'s prime residential areas!

Contact Information:

For further details, inquiries, or to schedule a viewing, don't hesitate to contact Anthony Bolling. Don't miss this opportunity to invest in one of Washington, D.C.'s prime residential areas!

Built in 1911

Essential Information

|                |                              |
|----------------|------------------------------|
| MLS® #         | DCDC2143026                  |
| Price          | \$867,753                    |
| Bathrooms      | 0.00                         |
| Square Footage | 2,977                        |
| Acres          | 0.04                         |
| Year Built     | 1911                         |
| Type           | Multi-Family                 |
| Sub-Type       | Quad, Interior Row/Townhouse |
| Style          | Dwelling with Rental         |
| Status         | Active Under Contract        |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 610 Rock Creek Church Rd Nw |
| Subdivision | N/A                         |
| City        | Washington                  |
| County      | WASHINGTON-DC               |
| State       | DC                          |
| Zip Code    | 20010                       |

## Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Natural Gas Available, Sewer Available, Water Available |
|-----------|---------------------------------------------------------|

## Interior

|              |           |
|--------------|-----------|
| Heating      | Hot Water |
| Cooling      | None      |
| Has Basement | Yes       |
| Basement     | English   |
| # of Stories | 3         |

## Exterior

|            |                  |
|------------|------------------|
| Exterior   | Brick and Siding |
| Roof       | Rubber, Flat     |
| Foundation | Block            |

## School Information

|            |                                             |
|------------|---------------------------------------------|
| District   | DISTRICT OF COLUMBIA PUBLIC SCHOOLS         |
| Elementary | BRUCE-MONROE ELEMENTARY SCHOOL AT PARK VIEW |
| Middle     | RAYMOND EDUCATION CAMPUS                    |
| High       | CARDOZO EDUCATION CAMPUS                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2024 |
| Days on Market | 139             |
| Zoning         | RF-1            |
| Foreclosure    | Yes             |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Keller Williams Preferred Properties |
|----------------|--------------------------------------|



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Listing information last updated on October 30th, 2025 at 3:45am EDT