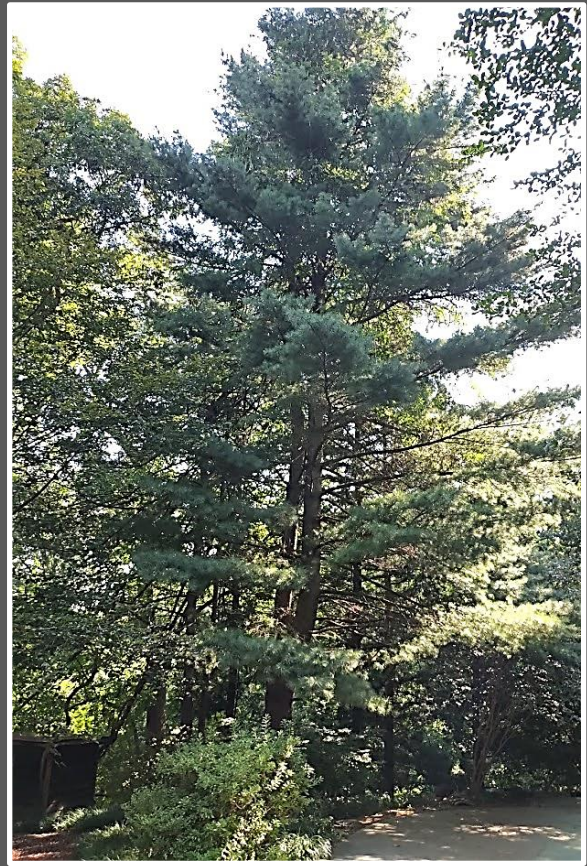
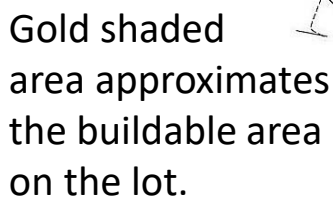


PREMIER BUILDING LOT FOR SALE

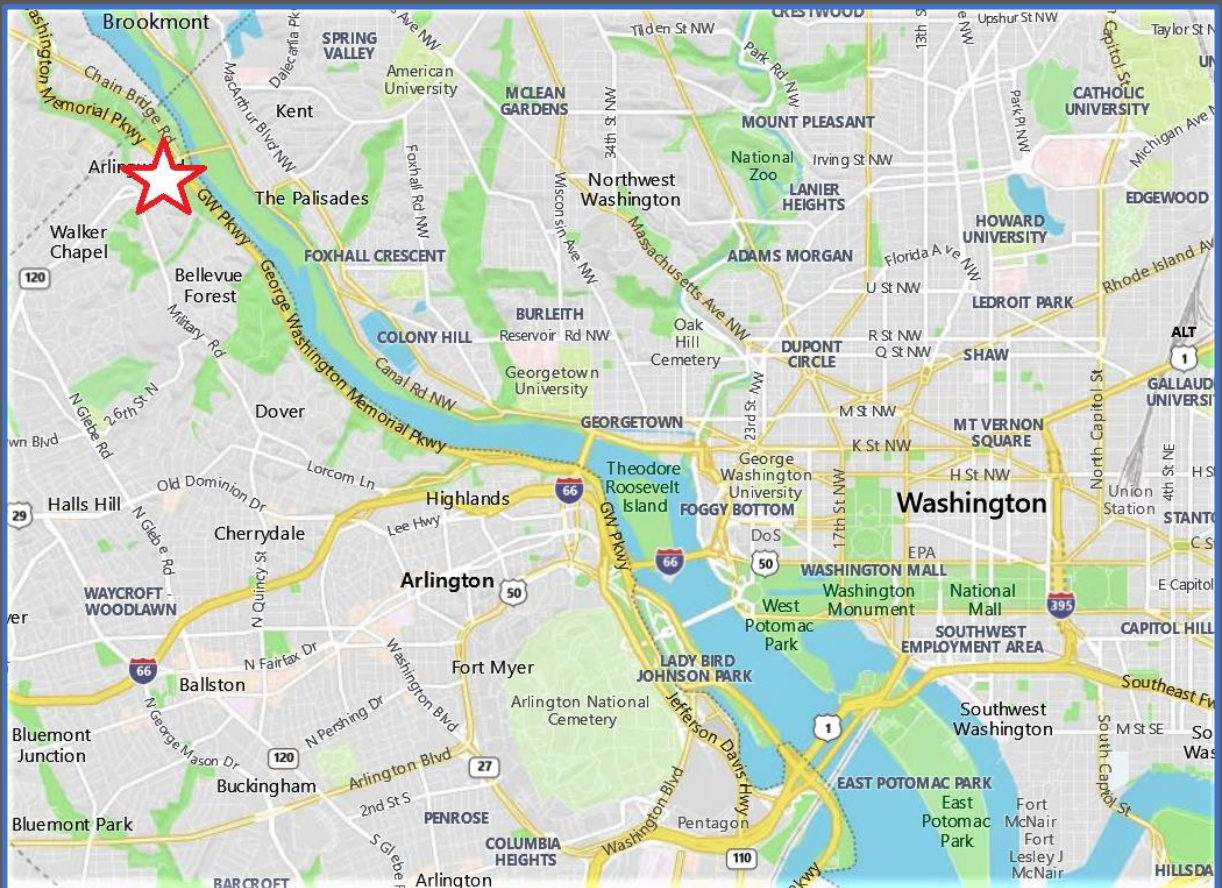
North 40th Street at Chain Bridge
26,799 wooded square feet
110' of public street frontage
Public sewer and water available
Offered at \$1,000,000
This building lot is fully recorded,
engineered and ready for permits.

For more information contact;
Chris Reynolds, Broker
City & Suburban Homes Co., Inc
703-593-9086
chris@citysub.net





40TH STREET NORTH
50' PUBLIC RIGHT-OF-WAY WIDTH



Potential House Type: 4,428 sf above grade + daylight lower level.

The site plan for Parcel A (29,686 SQ. FT.) shows a proposed building area of 2,214 SF. The building footprint is L-shaped, with dimensions including 30.0', 10.0', 20.0', 12.0', 23.0', 18.0', 73.0', and 40.0'. A stone path benchmark is located near the building, with an iron pin set w/cap at an elevation of 221.70. The plan also shows a 2434 SF area to the right, a 26.0' setback, and a 10.0' setback. The building is situated on a slope, with a 25.0' setback from the bottom boundary. The bottom boundary is defined by a line with a bearing of S24°02'10"W 110.22' and a distance of 219.77'. The right boundary is defined by a line with a bearing of N65°57'50"W 25.00' and a distance of 219.77'. The plan also shows a 25.0' setback from the right boundary. The building is situated on a slope, with a 25.0' setback from the bottom boundary. The plan also shows a 25.0' setback from the right boundary. The building is situated on a slope, with a 25.0' setback from the bottom boundary. The plan also shows a 25.0' setback from the right boundary.

Potential House Type: 3,726 sf above grade + daylight lower level

PARCEL A
23,686 SQ. FT.

1863 SF

65.0' x 40.0'

15.0' x 22.5' x 17.5' x 10.0'

STONE PATH BENCHMARK
IRON PIN SET W/CA
ELEVATION=221.70

2434 SF
33.6'

245.41' S65°57'50"E

8.0'

90°

N24°02'10"E 90.25'

PROP. BUILDING AREA

Nearby Amenities and Parks



Chain Bridge



C & O Canal Park



Glebe Road Park



Gulf Branch Park



Public Tennis Courts



Tot Lots and Playground

