

\$11,500,000 - 117 Elm Ave, Takoma Park

MLS® #MDMC2181326

\$11,500,000

0 Bedroom, 0.00 Bathroom,
Land on 2.82 Acres

N/A, Takoma Park, MD

Set on a rare and expansive 2.82-acre parcel in the heart of Takoma Park and just over the DC line, this unique property presents a compelling opportunity for visionary developers, institutional uses, and investors. Most recently operated as a private school, 117 Elm Avenue sits within the R-60 residential zone of Montgomery County, offering a variety of redevelopment possibilities in one of the region's most walkable and desirable neighborhoods.

Surrounded by mature trees, historic homes, and just minutes from the Takoma Metro Station, this site combines location, scale, and flexibility—an ideal canvas for transformation. Whether the vision is residential, a condo development, senior living, or an institutional campus, the property's zoning and size support a broad range of potential uses. Additionally, currently operating schools can take this turn-key property to new heights.

The R-60 zone permits single-family detached homes by-right, and allows for a host of conditional uses that cater to residential, institutional, and community needs. Developers may explore uses such as townhomes or attached units (via special exception), senior housing, day care or medical facilities, or even private educational or religious institutions. Office use is conditionally allowable in the zoning. The property's flat topography, ample street



frontage, and proximity to transit further enhance its redevelopment viability.

As a school, it features dozens of classrooms, multiple bathrooms, a regulation-size gymnasium with stage, administrative offices, a kitchen, and more.

Located just steps from downtown Takoma Park and the Washington, D.C. line, this site is walkable to shops, restaurants, parks, and public transportation. It’s a rare chance to reimagine a substantial landholding in a neighborhood where demand for thoughtful, community-focused development continues to grow.

Buyers are encouraged to consult with Montgomery County Planning to explore the full range of permitted and conditional uses under the R-60 zoning ordinance. With strong fundamentals and an unbeatable location, 117 Elm Avenue is poised to become one of the region’s most impactful residential or mixed-use redevelopments.

A preschool currently leases a small portion of the lowest level of the building. The rest of the building is vacant. Lease can convey or can be terminated.

Essential Information

MLS® #	MDMC2181326
Price	\$11,500,000
Bathrooms	0.00
Acres	2.82
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	117 Elm Ave
Subdivision	N/A
City	Takoma Park
County	MONTGOMERY-MD
State	MD
Municipality	City of Takoma Park
Zip Code	20912

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 19th, 2025
Days on Market	166
Zoning	R60

Listing Details

Listing Office	Serhant
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Listing information last updated on October 31st, 2025 at 9:01am EDT