MADISON VALLEY
Commercial Building & Land For Sale

EWING & CLARK INCORPORATED

WESTLAKE ASSOCIATES

2840 E MADISON STREET

SEATTLE, WA 98112

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SEATTLE, WA 98112

PRICE: $2,100,000

PRICE / LAND SF	**$381**
COUNTY	King
MARKET	Seattle - Madison Valley
APN#	501600-1830
ZONING	NC2P-55(M)
LOT SIZE	5,507 SF | 0.13 AC
YEAR BUILT	1928
# OF BUILDINGS	1
GROSS SF	1,940 SF
EXTERIOR	Wood Frame
CURRENT USE	SFR as Retail (C/I Use)
LEASE RATE	$4,000 / Month + Utilities

INVESTMENT HIGHLIGHTS

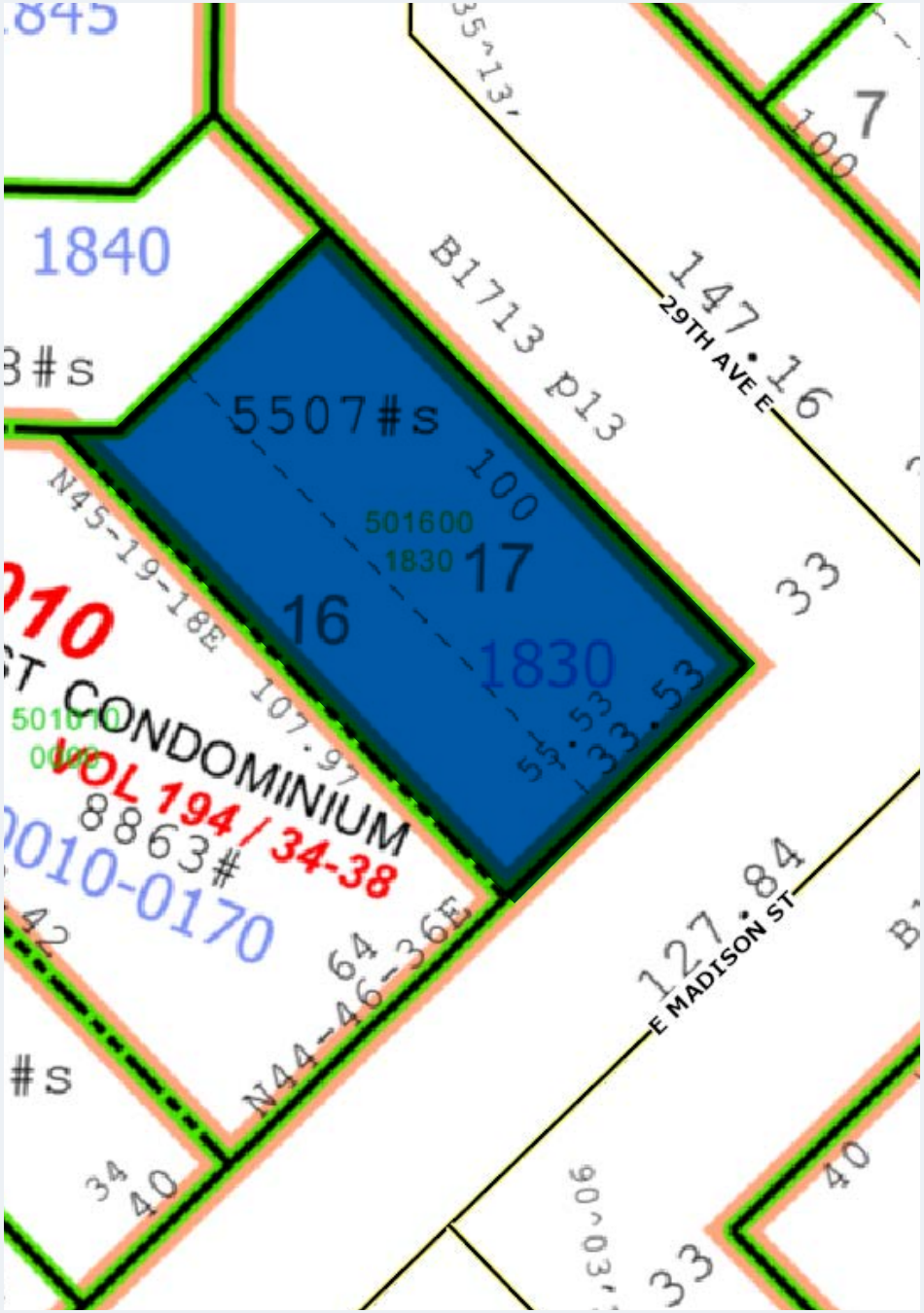
PROPERTY FEATURES

- Available For Sale & For Lease
- High Visibility Corner Site Situated Off East Madison Street
- Ideal For Owner-User or Redevelopment
- 5,507 SqFt. Corner Level Lot
- 1,940 SqFt. - Two-Level Standalone Commercial Structure
- Main Floor Features Vaulted Ceiling & Abundant Natural Light
- Lower Level Is On-Grade - Perfect For Storage Or Additional Workspace
- Flexible Layout For Retail, Office, Or Studio Use
- NC2P-55(M) Zoning - Mixed-Use Redevelopment Potential
- Located Directly Across From Popular Cafe Flora In The Heart Of Madison Valley
- Thriving, Desirable Neighborhood

PHOTOS

SITE MAP

29th Ave E
E Madison St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17
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107.97
CONDOMINIUM
8863#
VOL 194 / 34-38
0010-0170
N44-46-36E
64
127.84
E MADISON ST
40
33

ZONING | NC2P-55

NEIGHBORHOOD COMMERCIAL 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood, such as medium-sized grocery stores, drug stores, coffee shops, customer service offices, or medical/dental facilities. Building types are single-purpose commercial structures, multi-story mixed use and residential structures. Non-residential uses typically occupy the street front. 25,000 square feet is the maximum size for some commercial uses.

HEIGHT LIMIT

55 Feet.

PEDESTRIAN-DESIGNATIONS (P)

Designations are applied to NC and zones along pedestrian-oriented commercial streets. The P designation preserves and encourages an intensely pedestrian-oriented, retail-shopping district where non-auto modes of transportation both to and within the district, are strongly favored.

TYPICAL LAND USES

Medium-sized grocery stores, drug stores, restaurants, coffee shops, customer service offices, medical/dental facilities and apartments.

BUILDING TYPES

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street frontage.

STREET-LEVEL USES

No limit on mix of residential and non-residential uses, except where P zones or other mapped areas limit residential presence at street level.

MAXIMUM SIZE OF COMMERCIAL

25,000 SF for most uses; 50,000 for multipurpose retail sales facilities.

PARKING LOCATION

Parking must be located at the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking to the side of a building is limited to 60' of street frontage. Within a structure, street-level parking must be separated from the facade by another permitted use.

PARKING ACCESS

Parking access must be from the alley or a non-principle pedestrian street. If not feasible, parking access is limited to a single two-way curb cut on a principal pedestrian street.

"M"-DESIGNATIONS (MHA)

Indicates a Mandatory Housing Affordability (MHA) Requirement. A percentage of new development must include affordable housing units or developers must pay into a fund that will support the development of affordable housing.

SITE AMENITIES & DEMOGRAPHICS

SCHOOLS & SERVICES

- Washington Park Arboretum
- Seattle Japanese Garden
- McGilvra Elementary School
- Madison Park Beach
- Lakeview Park
- Garfield High School
- Holy Names Academy
- MLK Fame Community Center
- Seattle Fire Station 34
- Edmond S Meany Middle School

SHOPPING

- Food Mart
- Kitchen & Market
- Seu Flowers
- Fancy
- All the Best Pet Care
- Bert's Red Apple Market
- Safeway
- Grocery Outlet
- PCC Community Market
- Trader Joe's

FOOD & DRINK

- Arosa Cafe
- Teriyaki Bowl
- Belle Epicurean Bakery
- Nick's on Madison
- Cafe Flora
- Pagliacci Pizza
- Hanuman Thai Cafe
- Fainting Goat Creamery
- Voila! Bistrot
- Jae's Asian Bistro
- Corner Delights
- Kamp
- Azuki
- The Harvest Vine
- Mt. Bagel
- Starbucks
- Hanok
- Scoop Du Jour
- Parlour Wines
- Sushi Suzuki

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	21,187	249,965	499,742
Growth 2024 - 2029 (est.)	1.38%	2.41%	1.87%
Median Age	39.2	34.5	35.7

HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	9,587	133,725	247,628
Median HH Income	$151,033	$106,901	$119,619
Renter Occupied Housing	45.38%	75.21%	66.49%

MADISON PARK

Nestled along the western shores of Lake Washington , just east of Capitol Hill and south of the University of Washington Arboretum, the trio of Madison Valley, Madison Park and Washington Park offer a unique blend of urban, lush greenery and neighborhood charm. Together, they form one of Seattle's most desirable residential pockets.

Madison Park: Lakeside Leisure Meets Timeless Elegance
Madison Park is a retreat from the city with tree-lined streets, manicured gardens, and a relaxed, upscale vibe. The waterfront neighborhood boasts stunning views of Lake Washington and the Cascade mountains, and is anchored by Madison Beach Park - a favorite spot for summer sunbathing, paddle-boarding, and lake swimming.

Washington Park: Grand Homes and Garden Serenity
Washington Park is one of Seattle's most prestigious neighborhoods. Known for its stately mansions and historic estates, it's a place where timeless architecture meets secluded tranquility. The neighborhood's namesake park and proximity to outdoor space provide ample opportunities for walking, jogging and serene escapes into nature.

Madison Valley: A Culinary and Cultural Enclave
Madison Valley is a vibrant and diverse neighborhood known for its small but flourishing food scene. Cozy cafes and acclaimed restaurants like Luc, Nishino, and Cafe Flora. The area offers a mix of stylish townhomes, classic Seattle bungalows, and new modern developments. It's also conveniently close to the Washington Park Arboretum, making it easy to enjoy nature just steps away.

MADISON BEACH PARK

A beloved local beach with lifeguards in the summer, grassy ares, and stunning views of Lake Washington , Mount Rainier and the Cascade Mountains. Great for picnics, swimming and being outdoors.

WASHINGTON PARK ARBORETUM

A 230-acre botanical oasis with walking trails, wetlands, and gardens - Jointly operated by the University of Washington and Seattle Parks and Recreation. Home to the Seattle Japanese Garden - a tranquil, meticulously designed retreat with koi ponds, tea ceremonies, and seasonal beauty.

CAFE FLORA

Vegetarian/Vegan restaurant with a gorgeous atrium dining area and inventive seasonal dishes.

BELLE EPICUREAN BAKERY

Charming French bakery and cafe offering a delightful Paris-inspired experience with a focus on handcrafted pastries, breakdfast and lunch.

MADISON VALLEY COMMERCIAL

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