

2037 E Madison St

Listing #: 42271619 | Status: Available | Last Modified: 02/24/2026
For Sale | ListDate: 04/01/2025

2037 E Madison St, Seattle, WA 98122



Property Information	
Location	
Mkt Area:	CBA Capitol Hill/First Hill
Alt Address:	2037 East Madison St
Zoning:	NC3P-75 (M)
Cross Street:	
County:	King
Building Information	
Total Building SF:	2,100 SF
Net Rentable Area:	2,100 SF
Office SF:	2,100 SF
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	1407300140
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	1
# of Units:	
Signage:	
A/C:	No
Building Status:	Existing
Property Type	
Building Class:	C
Property Type:	Office
Sub Use:	Medical/Dental
Occupancy Type:	Single-Tenant
Acres:	0.06 Acres
Lot SF:	2,614 SF
Construction	
Construction Type:	
Year Built:	1950
Year Renovated:	1975
Commission	
Commission:	2.5%
SOC Exclusions:	No

Listing Information	
Price	
Listing Price:	\$1,050,000
Rentable \$/SF:	\$500.00
Asking Price Lot Per SQFT:	\$401.68
Listing Status:	Available
Terms:	
Asset Class:	Office, Flex/R&D
Listing Information	
Condo:	No
Available SF:	
Condo Fees:	
List Date:	04/01/2025
Days On Market:	328
Last Modified:	02/24/2026
Investment Information	
Investment Type:	Owner/User

Property Special Features	
Green Building	
LEED Certification:	No
LEED Level:	N/A
Energy Star Certification:	No
Parking Information	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

Agent Information	
Showing Instructions:	

Owner Information	
Legal Owner:	2041 MADISON GROUP LLC
True Owner:	Cassandra B Landry

Public Comments: Available for sale -inquire for details -Prime Multi-Use Commercial Property | Rare Redevelopment Opportunity. Situated in a high-traffic, high-visibility corridor, this versatile commercial property is zoned NC3P-75(M) and offers 75 feet (7 stories) of air rights, making it an ideal candidate for redevelopment. Whether you're planning retail, office, residential, or mixed-use projects, this site provides exceptional flexibility and long-term value. Perfect for renovation, expansion, or redevelopment. Surrounded by a dynamic mix of thriving businesses and essential amenities—including hospitals, schools, apartment complexes, grocery stores, spas, directly on bus line and restaurants—the location benefits from a steady flow of foot and vehicle traffic/public transit access. With excellent highway access and strong community integration, this is a prime location for business growth. Ideal for buyers looking to renovate and create value. Property Highlights:

- Zoning: NC3P-75(M) – supports a wide range of uses
- Development Potential: Up to 75 feet / 7 stories
- Location: High-visibility area with strong traffic counts
- Nearby Amenities: Hospitals, schools, housing, groceries, restaurants, and more
- Access: Easy connectivity to major highways

This is a rare, high-growth investment opportunity in a sought-after commercial zone—perfect for developers and investors looking to capitalize on one of the city's most active and expanding neighborhoods.

Member Listing Comments:

Property Comments Public:



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