

Listing Information

\$1,250,000

\$595.24

\$478.19

Available

No

195

Office, Flex/R&D

04/01/2025

10/14/2025

Owner/User

## Kelly Right Real Estate of Seattle

## 2018 156th Ave NE Bldg F, Bellevue, WA 98007 I 206-525-5235

**Price**Listing Price:

Rentable \$/SF:
Asking Price Lot Per SQFT:

Listing Status:

Asset Class: Listing Information

Available SF: Condo Fees: List Date:

Days On Market:

Investment Information
Investment Type:

Last Modified:

0.06 Acres

2,614 SF

1950

1975

2.5%

No

Terms:

Condo:

#### 2037 E Madison St

Listing #: 42271619 | Status: Available | Last Modified: 10/14/2025 For Sale | ListDate: 04/01/2025

#### 2037 E Madison St, Seattle, WA 98122



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:	(
Property Type:	Office
Sub Use:	Medical/Denta
Occupancy Type:	Single-Tenan

**Property Information** 

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

**Kelly Right Real Estate of Seattle** 

206-525-5235

**Showing Instructions:** 



Rekha Haynes 305-890-9244 realtorrekhalia@gmail.com

Ov	vner 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 Legal Address: 2037 E. Madison   Mailing Address: 2041 E. Madison
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. 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. 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:** 



**Rekha Haynes** realtorrekhalia@gmail.com 305-890-9244

Acres:

Lot SF:

**Construction**Construction Type:

Year Built: Year Renovated:

Commission:

SOC Exclusions:



# Office For Sale



Kelly Right Real Estate of Seattle

2018 156th Ave NE Bldg F Bellevue, WA 98007 | 206-525-5235

# For Sale Prime Location Multi Use Lot/Bld...

Office: Medical/Dental For Sale

Prepared on October 14, 2025 1 of 1 Listings



## **Listing Details | Office For Sale**

Secondary Uses	Flex/R&D	Available Date	Now	
Total Available Space	Unknown	Days On Market	196 days	
Asking Price	\$1,250,000	Date Listed	4/01/2025	
Listing Price Per SF	-	Last Modified	10/14/2025	
Cap Rate (Actual)	-	Listing ID	42271619	
Investment	No	Owner Occupied	Yes	
Possession	At Closing	Parking Spaces	-	
Vacant	No			

## Description

 $Available for sale-inquire for details-Prime Multi-Use Commercial Property \mid Rare Redevelopment Opportunity Legal Address: 2037 E. Madison \mid Mailing Address: 2041 E. Madison$ 

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.

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.

#### 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.

## **Property Features**

#### **Location Details**

Address	2037 East Madison St, Seattle, WA, 98	County	King
Zoning	NC3P-75 (M)	Parcels	1407300140
Submarket	CBA Capitol Hill/First Hill	Name	2037 E Madison St

## **Building Details**

Sub Type	Medical/Dental	Year Built/Renovated	1950, 1975
Building Status	Existing	Occupancy Type	Single Tenant
Building Size	2,100 SF	Building Class	С
Land Size	0.06 Acres / 2,614 SF	Parking Spaces	-
Number of Buildings	1	Parking Ratio	-
Property Rent	\$46.69/SF (Average)	Office Space	2,100 SF
Number of Floors	1	Rentable Space	2,100 SF

## **Owner Contact Information**

#### **Legal Owner**

2041 Madison Group Llc (206) 397-4913 2037 2041 E Madison St Seattle, WA 98122

#### **True Owner**

Cassandra B Landry Cassandra B Landry - Individual (206) 397-4913

## **Property Listings**

1 Listing | --- | \$1,250,000

Туре	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Chiropractic Office	-	-	\$1,250,000	Now

#### **Additional Photos**



















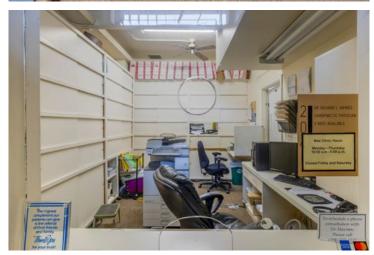


















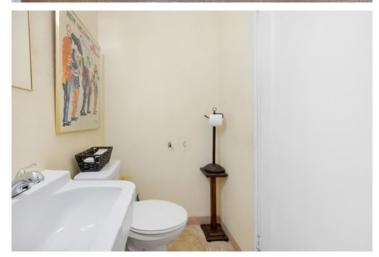




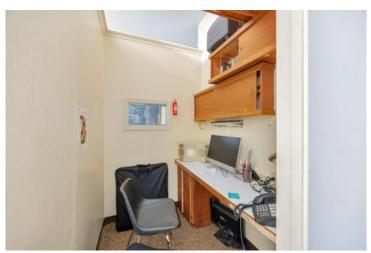












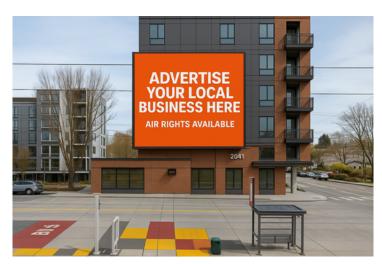






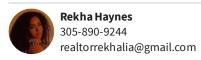






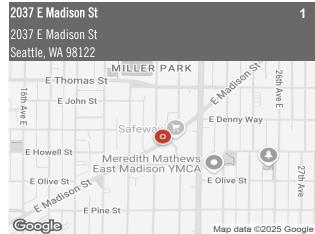


## Contact



Kelly Right Real Estate of Seattle





## **PROPERTY DATA - Office**

Building Size	2,100 SF
Specific Use	Medical/Dental
Building Class	C
Building Status	Existing
Occupancy Type	Single-Tenant
Year Built / Renovated	1950 / 1975

# Floors	1
Elevators	
Condo	No
Lot Size	0.06 Ac / 2,614 SF
Zoning	NC3P-75 (M)
APN	1407300140

1
2041 MADISON GROUP LLC
CBA Capitol Hill/First Hill

Cassandra B Landry - Individual 206.397.4913

1414 32ND AVE S , SEATTLE WA 98144					
Contact Name	Title	State Email	Work Phone	Mobile Phone	Other Phone
Cassandra B Landry	Owner	WA	206.397.4913		
Larry J Landry	Co-owner	WA	206.397.4913		
Nicholas J Landry	Co-owner	WA	206.397.4913		
Vincent B Landry	Co-owner	WA	206.397.4913		