

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



Agent Information

Showing Instructions:

Kelly Right Real Estate of Seattle

206-525-5235



Rekha Haynes

305-890-9244

realtorrekhalia@gmail.com

Owner Information

Legal Owner: 2041 MADISON GROUP LLC

True Owner: Cassandra B Landry

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: \$1,250,000

Rentable \$/SF: \$595.24

Asking Price Lot Per SQFT: \$478.19

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: 195

Last Modified: 10/14/2025

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:

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

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10/14/2025

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

Office: Medical/Dental For Sale

2037 East Madison St, Seattle, WA, 98122

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 | Rare Redevelopment Opportunity
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Property Features

Location Details

Address	2037 East Madison St, Seattle, WA, 98101	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	C
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
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Property Listings

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

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

Additional Photos













Contact



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Kelly Right Real Estate of Seattle



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Seattle, WA 98122

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PROPERTY DATA - Office

Building Size	2,100 SF	# Floors	1	Construction Type	
Specific Use	Medical/Dental	Elevators		Typical Floor Size	
Building Class	C	Condo	No	Parking	/
Building Status	Existing	Lot Size	0.06 Ac / 2,614 SF	Owner	2041 MADISON GROUP LLC
Occupancy Type	Single-Tenant	Zoning	NC3P-75 (M)	Market Area	CBA Capitol Hill/First Hill
Year Built / Renovated	1950 / 1975	APN	1407300140	Load Factor	

Cassandra B Landry - Individual206.397.4913

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		