

2711

E MADISON

SEATTLE | WA 98112



ICONIC PROPERTY IN MADISON VALLEY

FOR SALE | 11,400 SF | INVESTMENT OPPORTUNITY

2711
E MADISON

THE OFFERING

Newmark is proud to offer an exceptional investment opportunity at 2711 E Madison Street. Ideally positioned in Seattle's prestigious Madison Valley neighborhood, one of the wealthiest trade areas in the nation, this property benefits from a premier address.

2711 E Madison Street is prominently located on East Madison Street between 27th and 28th Avenue E, placing it at the center of Madison Valley's vibrant retail core.

THE PROPERTY

- Rare opportunity to acquire a premier commercial property in Madison Valley's coveted retail core.
- Established, long term tenants include All the Best Pet Care, Seattle Naturopathy, Kate's Day Spa, Karl Schmidt Architecture, and more.
- Classic, character rich building constructed in 1988 with a covered garage and surface parking stalls on the south side of the property allowing for 13 parking stalls on property.
- Rental upside, long term tenancy, highly desirable submarket.
- Zoning: NC2P-55 (M)





**ASKING
PRICE**

\$4,550,000

**BUILDING
SIZE**

11,400 SF

**PRICE
PER SF**

\$399.12

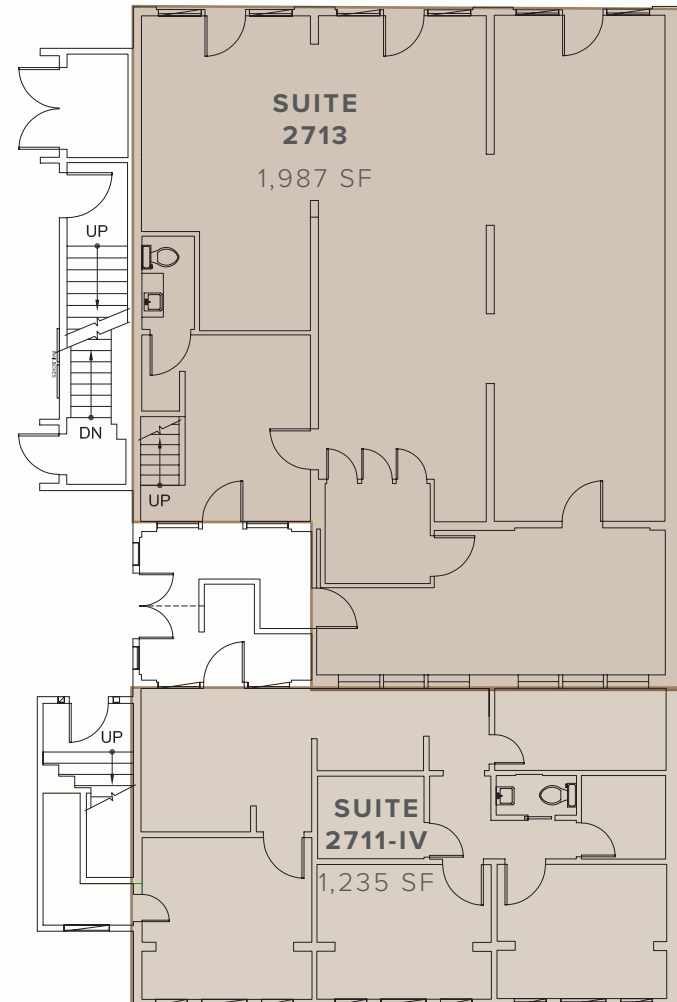
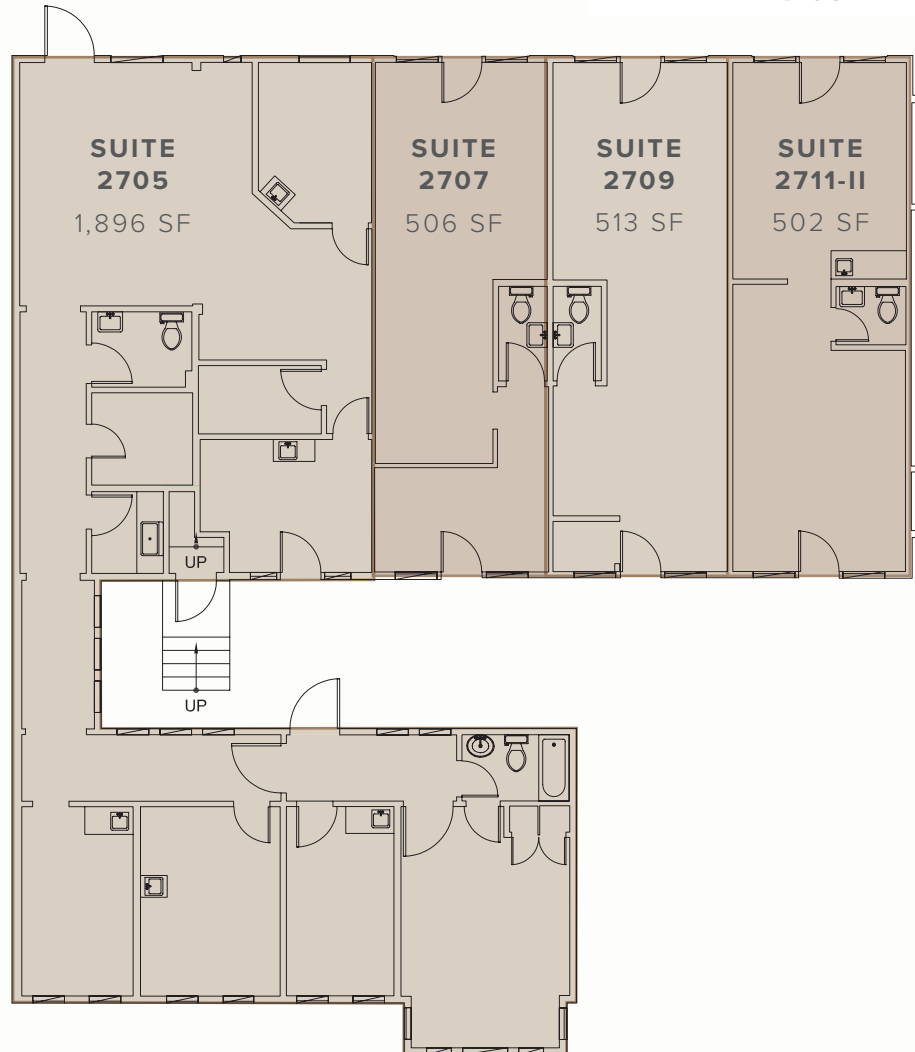
**LAND
AREA**

12,000 SF
(0.28 Acres)

FLOOR 1

VACANT
LEASED

E MADISON PLACE



E ARTHUR PLACE

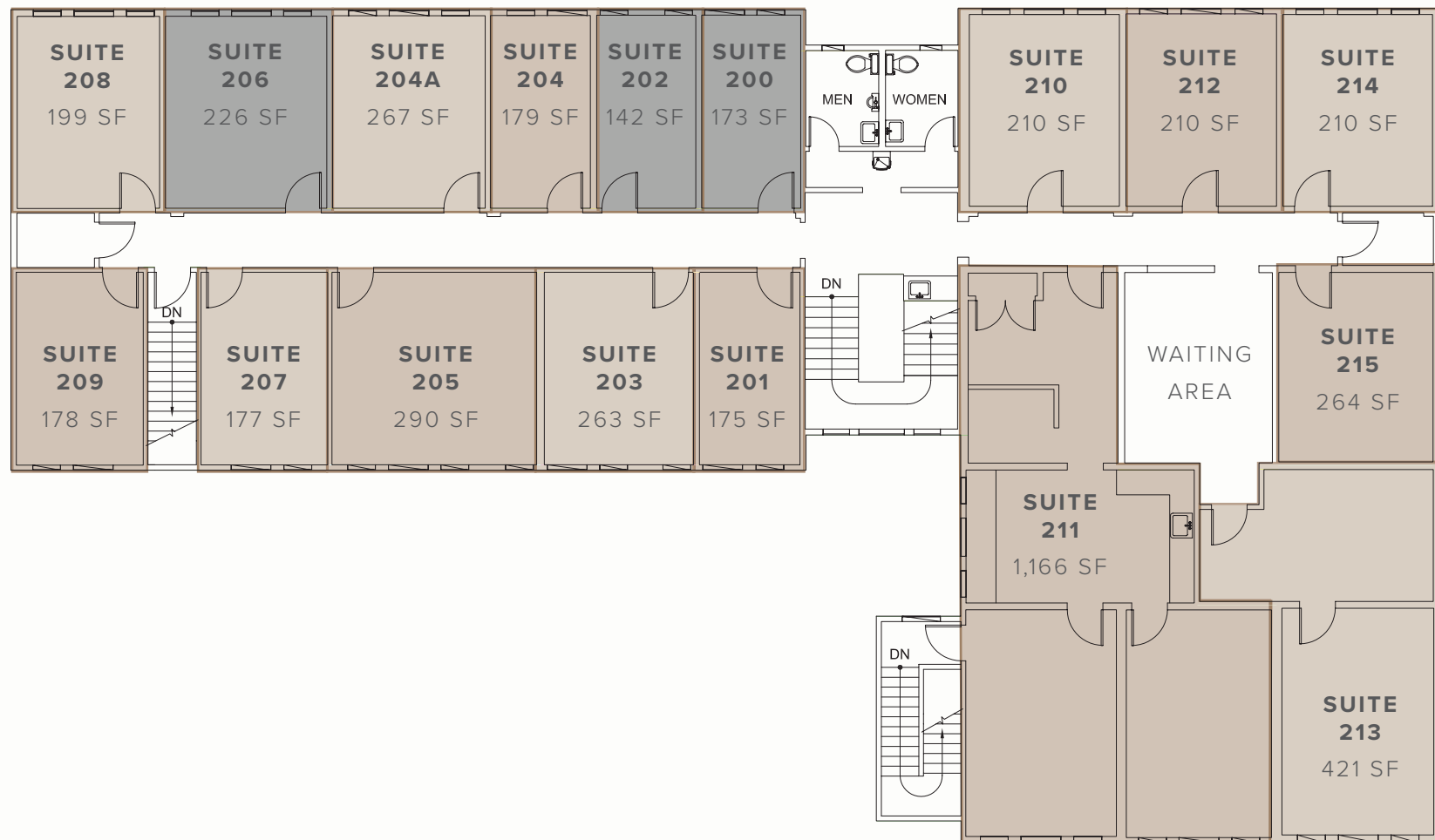


FLOOR 2

E MADISON PLACE

 VACANT

 LEASED



E ARTHUR PLACE



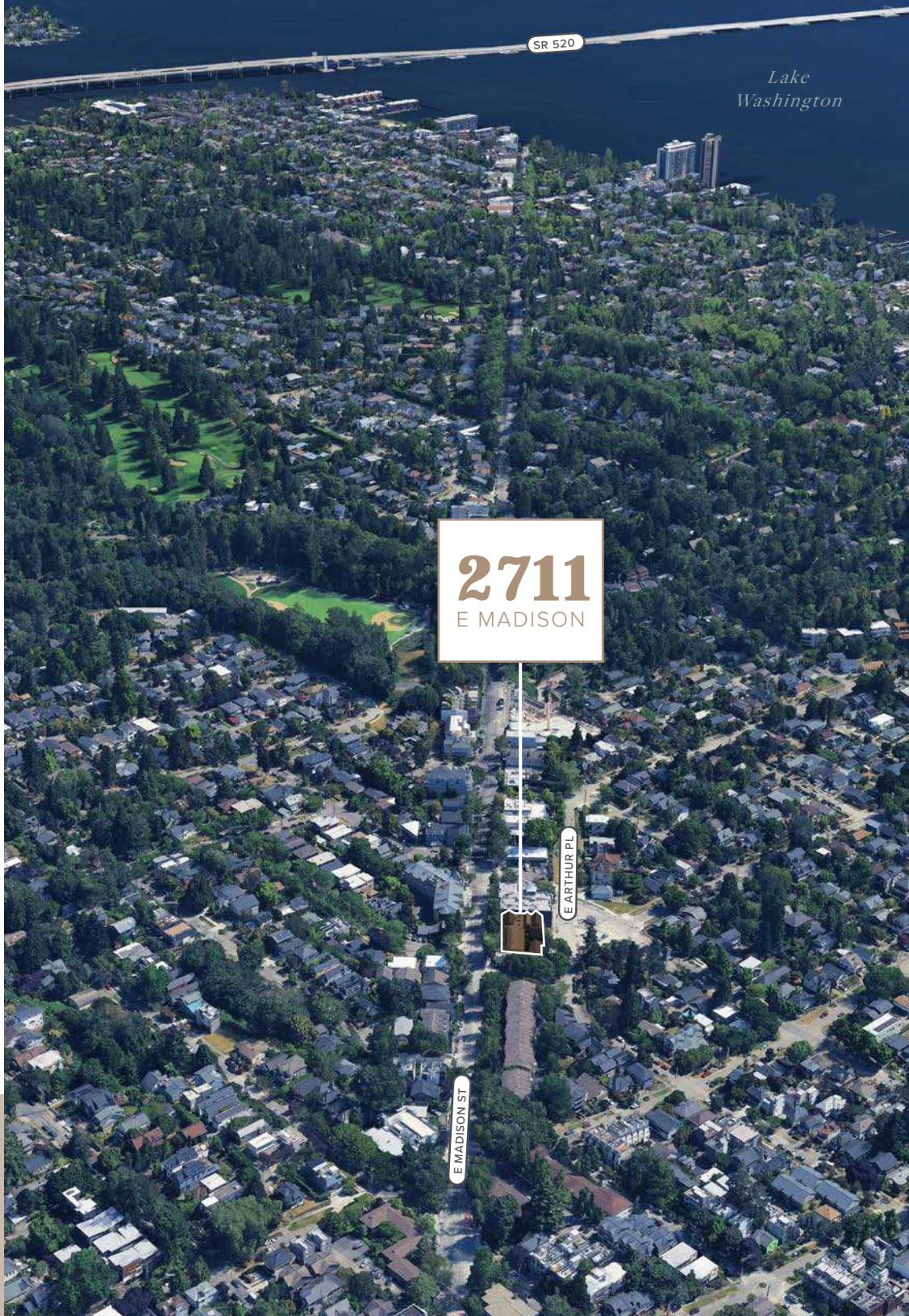


2024 OPEX

OPERATING EXPENSE	ANNUAL EXPENSE
Property Taxes	\$37,893.36
Insurance	\$6,482.60
Utility Bills	\$38,989.82
Contracted Services	\$37,893.36
Repairs & Maintenance	\$19,776.72
General Operating Expenses	\$11,740.70
Management Fees	\$19,695.89
TOTAL	\$171,927.57
\$/SF	\$15.08

INVESTMENT

ESTIMATED MARKET VALUE	\$4,550,000.00
\$/SF	\$399.12
IN PLACE CAP RATE	5.00%
STABILIZED CAP RATE	5.75%



THE AREA

2711 E Madison offers outstanding walkability and strong neighborhood demographics in one of Seattle's most desirable communities.

1.7 MILES
TO MONTLAKE
WITH ACCESS TO
HIWY 520, U-VILLAGE
AND THE UNIVERSITY
OF WASHINGTON

2.5 MILES
TO CAPITOL HILL
WITH HUNDREDS OF
RESTAURANTS, SHOPS,
FITNESS CENTERS AND
OTHER AMENITIES





DOWNTOWN
CORE

QUEEN
ANNE

SOUTH LAKE
UNION

FREMONT

CAPITOL
HILL

2711
E MADISON



UNIVERSITY OF
WASHINGTON

MADISON
PARK

LAKE
WASHINGTON

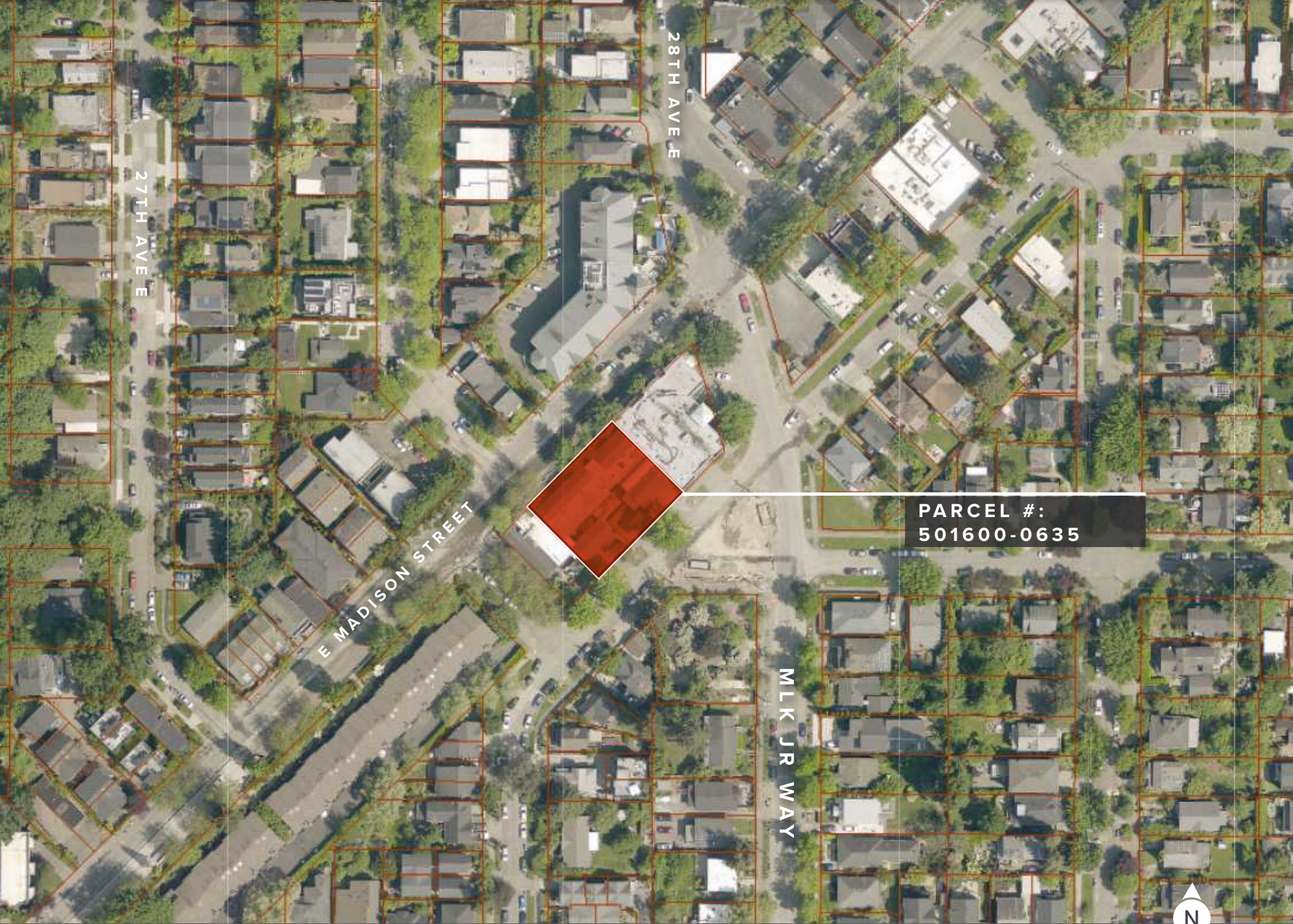
WITHIN A 5-MINUTE DRIVE

39K
2025
RESIDENTS

\$1.46M
AVG HOME
VALUE

\$223K
AVERAGE
HHI





28TH AVE E

27TH AVE E

E MADISON STREET

MLK JR WAY

PARCEL #:
501600-0635



2711
E MADISON

SEATTLE | WA 98112

CONTACT:

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DISCLAIMER

Charles Farra and Anne Marie Koehler ("Broker") have been engaged as the exclusive sales representatives for the sale of 2711 E Madison Street, Seattle (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all

expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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