



PRICE
IMPROVEMENT!
\$6.25M

FOR SALE | OFFICE, RETAIL, WAREHOUSE
1079-1085 SOUTH BERETANIA STREET
HONOLULU | HAWAII 96814

The Opportunity

Standard Commercial LLC is pleased to offer the unique opportunity for an owner-user to acquire a fee simple property located at 1079 -1085 South Beretania Street. The property consists of 2 buildings with approximately 12,860 square feet of warehouse, office and retail space; situated on approximately 10,926 square feet of BMX-3 zoned land in Honolulu. Currently 100% leased to Goodwill Industries of Hawaii Inc. who will vacate in December 2024, or possibly sooner. The tenant has completed several renovations and professionally maintained the interior with many improvements. The retail and warehousing components make the Property an especially unique opportunity for urban Honolulu, benefiting from ample retail exposure along Beretania Street, on-site parking, renovated office space, and functional warehouse space with three roll-up doors. These features make the property a very attractive investment for an owner-user seeking to acquire a mixed-use property, in a prime location for their business.

Property Summary

Asking Price	\$6,250,000	
Address	1079-1085 S Beretania Street (also 1049 Wong Ho Lane)	
Tenure	Fee Simple	
Land Area	10,926 SF	
Gross Leasable Area	Office	4,970 SF
	Retail	4,970 SF
	Warehouse	2,633 SF
	Total	12,573 SF
Parking	10 - 15 stalls	
Stories	Two	
Building Occupancy	Vacant by end of 2024 or sooner	
Real Property Tax	\$4,404.67/month (estimate 2023)	
Year Built	1942	
Construction	Concrete (office/retail), metal (warehouse)	
TMK	(1) 2-4-2-22	
Zoning	BMX-3	



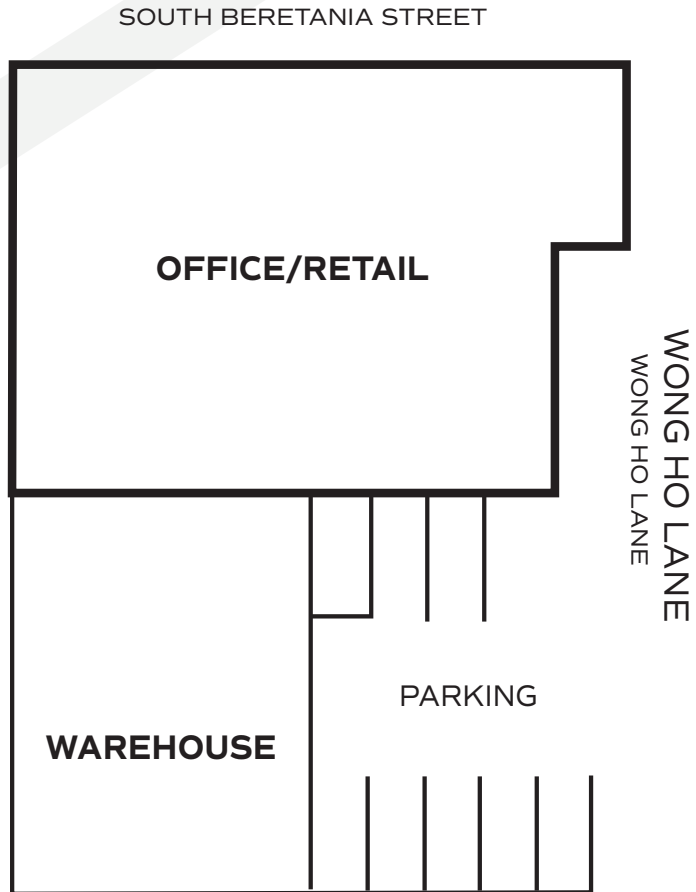
Property Highlights

- **PRIME LOCATION** with excellent street visibility benefiting from approximately 20,972 vehicles per day
- **CONVENIENTLY SITUATED** along one of Honolulu's major thoroughfares, minutes away from the H-1 exit and entrance
- **IDEAL FOR AN OWNER-USER** seeking to acquire an attractive mixed-use property, in a prime location for their business
- **EXCELLENT RETAIL EXPOSURE** on Beretania street, renovated office space, and functional warehouse space
- **WAREHOUSE SPACE** provides a unique opportunity for storage or additional parking
- **AMPLE PARKING** with approximately 10 parking stalls and up to 15 if the warehouse is used for parking
- **REDEVELOPMENT OPPORTUNITY** available within a BMX-3 zoned parcel
- **STRONG DEMOGRAPHIC AREA** within a commercial and residential area of urban Honolulu

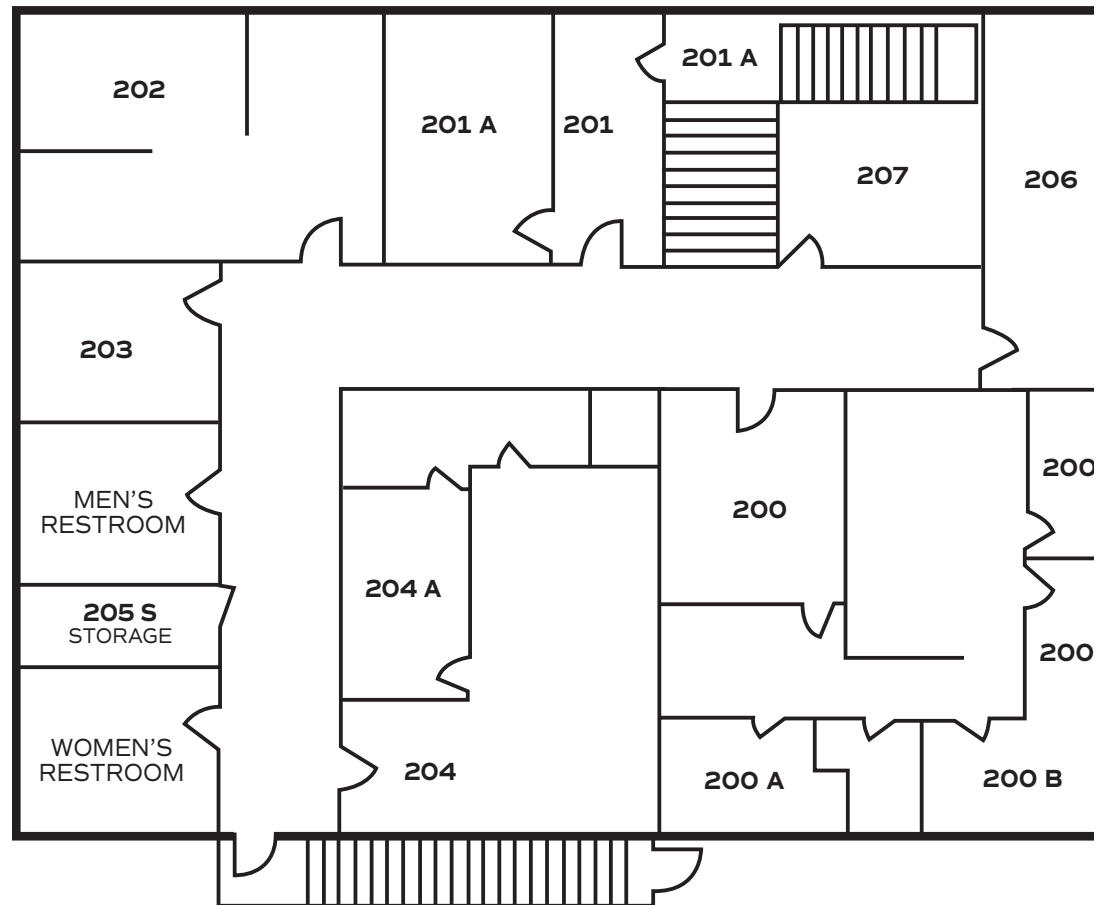


Floor Plans

GROUND FLOOR



SECOND FLOOR



Location Description

The property's strategic location on South Beretania Street in Honolulu offers an unbeatable location for owner-users. Situated on a major thoroughfare, it ensures high visibility and easy access for both customers and employees. The nearby H1 freeway provides quick connections going both east and west bound, while the proximity to the Capitol District and downtown Honolulu enhances the property's appeal for businesses seeking a prestigious address. Additionally, there are numerous nearby restaurants and retail amenities, providing convenience for both employees and clients. Owning this property means being at the heart of Honolulu's economic and administrative hubs, making it an ideal spot for a thriving business.



PRESENTED BY

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