

# CARLTON K.L. CHANG, Realtor

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3435 Waialae Ave., Ste 203 • Honolulu, Hawaii 96816  
Bus/Fax: (808) 735-3700 • Email: carltonchang@yahoo.com

## AVAILABLE FOR LEASE

ADDRESS :	296 Mokauea St. Suite 101 Hon., HI 96819
ZONING :	I-2
IMPROVEMENTS :	ground floor warehouse space of approx. 1,250 sq. ft., with own restroom.
OCCUPANCY :	Approx. August 1, 2022
PARKING :	On site in front of unit
LEASE TERMS :	5-10 yr. lease with annual 5% increases
ESTIMATED OPERATING EXPENSE:	Approx. \$990.00/mo (2022)
REMARKS:	excellent street exposure. No automotive body & fender or engine repair. Landlord wants clean users only. Former user was chocolatier with chill room and sinks.
PRICE :	\$3,000.00/mo absolute net (\$4,178.01/mo Base,CAM,&GET/mo.)
FOR FURTHER INFORMATION CONTACT:	Carlton K.L. Chang ® Ofc/Fax: (808)735-3700

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04/28/22