

2002 PAUOA ROAD Honolulu | HI 96813

PROPERTY DESCRIPTION

Location, location, location! At the corner of Pauoa and Pacific Heights Roads just before the Pali Hwy entrance, this highly-visible and accessible property offers the opportunity to acquire a turnkey shop for auto repairs and similar service uses. Inventory, fixtures, and equipment available. You've passed it many times; now you can own or lease a familiar location for your small business, with covered and outdoor work areas and good parking.

PROPERTY HIGHLIGHTS

- Close to downtown Honolulu and on the way to/from Nuuanu Avenue, Ward Avenue, Kailua, and Manoa.
- Concrete building with secured office and hydraulic lift area.
- No environmental issues; no roof leaks.
- Electrical rewired in 2021 (3-phase).
- Strong demographics in densely populated residential/commercial neighborhood.

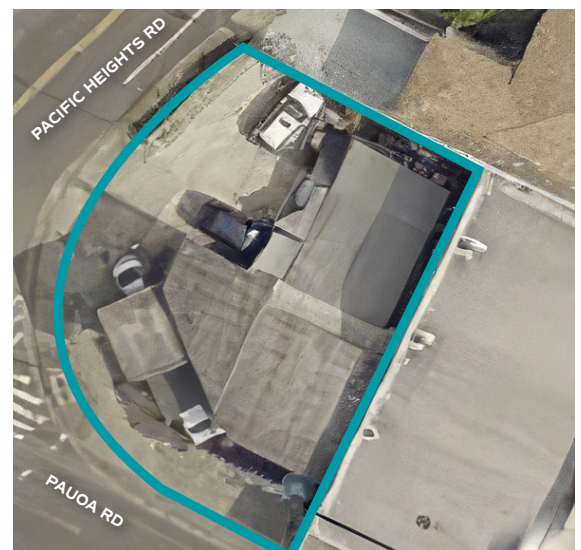


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PROPERTY DETAILS

TOTAL PROPERTY AREA	3,784 SF land; 693 SF building
ZONING	B-1 (minor repairs; service stations)
SALES PRICE	\$1,075,000
BASE RENT	\$6,000/month
OPERATING EXPENSES	Tenant pays all R&M, utilities, RPT
FF&E PREMIUM	Negotiable



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