

FOR SALE | Net Leased Investment - Industrial

501 Sumner Street Apt. 6, Honolulu, HI 96817



Offering Summary

Sale Price:	\$4,250,000
Building Size:	9,608 SF
TMK:	1-1-5-012-001-010
Price / SF:	\$442.34
Cap Rate:	4.5%
NOI (Year 1):	\$190,238
Year Built:	1979
Submarket:	Kalihi

Property Overview

Don't miss this turn-key Investment opportunity! Fee-Simple Industrial Condominium property in the heart of Honolulu with a brand new 10 Year NNN Lease. With 9,608 sq. ft of building space that includes separate office areas, and 4 parking stalls, this provides a stable income stream for an investor. A&A Motor Werkes has been in business for over 17 years and counting specializing in European automotive repairs.

Please do not disturb tenant. Call broker for more details and to schedule tours.

Property Highlights

- Single tenant NNN Lease
- 10 Year Initial Term with annual rent increases
- 17+ Years in business specializing in European automotive repairs

William Elliott

503.442.9424
william.elliott@expcommercial.com



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Location Description

Iwilei, located on the west side of Honolulu, means “collar-bone” in ‘Ōlelo Hawai‘i, by 1920, with its proximity to the Honolulu Harbor, became a prime location for commercial expansion. Iwilei, enhanced its commercial presence with the establishment of developments stretching from Slaughter houses, Oahu prison, pineapple canneries and, a guano fertilizer storage. Today is it home to one of the best industrial areas in Oahu.

Today Iwilei is home to the Iwilei Sub-Market, which sits right across from the Honolulu harbor, minutes away from Costco, Home Depot, Lowes, the Honolulu International Airport, as well as several other eateries and establishments. A prime location for incoming and outgoing inventory.

Location Details

Sub Market	Kalihi
County	Honolulu

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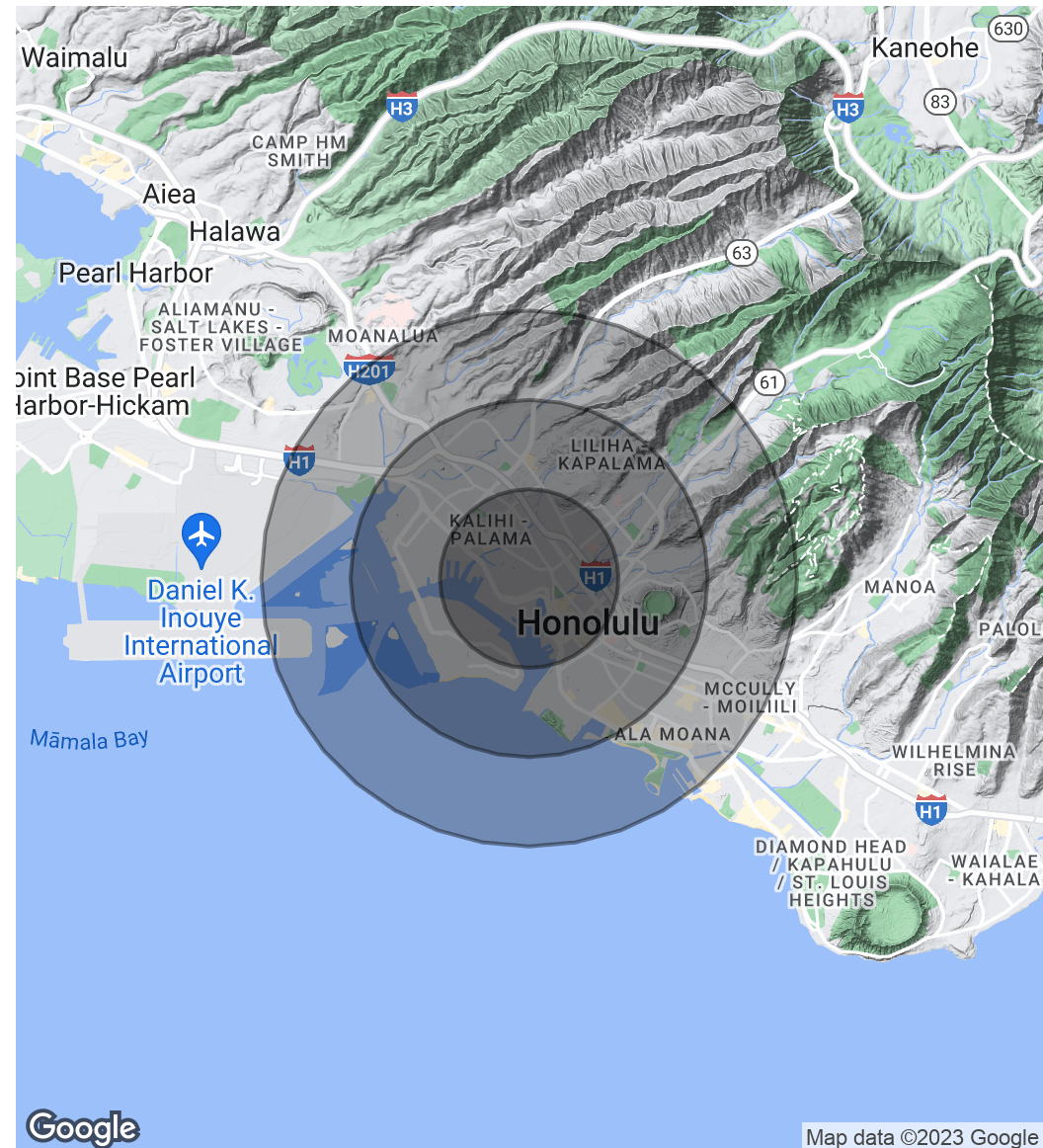
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Population	1 Mile	2 Miles	3 Miles
Total Population	34,685	117,621	183,725
Average Age	42.7	43.0	43.0
Average Age (Male)	40.6	41.8	41.4
Average Age (Female)	46.6	44.6	44.9

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	14,861	47,755	80,921
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$68,329	\$83,985	\$80,950
Average House Value	\$341,259	\$520,330	\$532,760

* Demographic data derived from 2020 ACS - US Census



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