

FOR SALE | FEE SIMPLE \$2,213,000

2144 & 2141

KAUHANA STREET

PALOLO AVENUE



CONFIDENTIAL OFFERING MEMORANDUM

www.2144KauhanaSt-2141PaloloAve.com

CBRE

PROPERTY DESCRIPTION

THE OFFERING

CBRE, Inc. is proud to exclusively present 2144 Kauhana Street Apartments. Conveniently located in the heart of Palolo at the corner of Palolo Ave and Kauhana Street, the 7-unit multifamily and ground floor office building consists of 5,416 SF of building area, on two levels plus a vacant R-5 zoned lot that is used for parking on a total of 9,880 square feet. The site offers an attractive location and is in close proximity to a multitude of amenities in the area including restaurants, shopping and employment opportunities in the dense urban Kaimuki/Palolo neighborhood. A future owner could capitalize on the existing tenancy while implementing a renovation program and bringing rents up as the market continues to be extremely tight. There is an opportunity to take advantage of the stabilized asset while going through the planning and permitting process to either develop the vacant parcel into a new new residence while the parcel is being leased for 3 years.



PROPERTY OVERVIEW

ADDRESS	2144 Kauhana Street and 2141 Palolo Avenue, Honolulu, HI 96816
MARKET/SUBMARKET	Palolo Valley
GROSS BUILDING AREA	5,416 SF
LOT SIZE	5,005 SF (Kauhana St) 4,875 SF (Palolo Ave) Vacant Lot 9,880 SF Total
YEAR BUILT	1947-1962
OCCUPANCY	100%
TAXES	\$19,457
TAX MAP KEYS	1-3-4-23-38&39
ASKING PRICE	\$2,213,000

INVESTMENT CONTACTS

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