



I2C REALTY LTD

IN VESTMENT INDUSTRIAL & COMMERCIAL REAL ESTATE

FOR SALE 905 KEKAULIKE ST. HONOLULU, HI 96817



Address: 905 Kekaulike St., Honolulu, HI 96817
TMK: 1-1-7-002-016
Land: 7,721 sf fee simple, Flood zone X, Tsunami Evacuation Zone
Building sf: Approximately 12,833 sf concrete bldg..built in1930. Property to be sold in existing as is condition
Dept. of Planning & Permitting website shows 13,329 sf total floor area. Buyer to determine area measurements with its architect & conduct its independent due diligence research.

Tax assessor's office shows:

1st floor	5,392 sf
Mezzanine	2,049 sf
2nd floor	5,392 sf
Total	12,833 sf

- » High visibility corner location: Kekaulike St. / Nimitz Highway
- » Great zoning: BMX4 Central Business Mixed use ; 80' height limit. Chinatown Special District.
- » In City Council adopted Transit Oriented Development (TOD) plan. Proposed 200' height limit & 4.0 to 7.5 Floor Area Ratio. Please consult with City/architect/zoning consultant for possible benefits.
- » Across street from planned Chinatown rail station & desired Kekaulike Mall extension.
- » Redevelop for potential Honolulu Harbor & ocean views and/or renovate 12,833 sf concrete building. Explore housing, retail, restaurant, art lofts, etc.

Price: \$3,999,000 cash

FOR MORE INFORMATION:
I2C Realty, Ltd. - Exclusive Listing Agent
RONALD Y.K. LEE (B) 808-386-0953

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Buyer to confirm the above information and consult with their tax, financial, and legal advisors and conduct its independent due diligence studies. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. I2C Realty, Ltd. represents the seller only.

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