

For Sale

**Fee Simple Medical Office
Investment Opportunity at
Wahiawa Medical Building**



Contact

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302 California Avenue

Suite 107 | Key Highlights

- Investment opportunity with long term lease in place
- Close proximity to public transportation with easy access from Kamehameha Highway
- Central location allows for service from Waialua, North Shore, and Wahiawa areas
- Ample free customer and tenant parking
- ADA accessible building entrances
- Exterior facing ground floor signage
- Rare opportunity to own a fee simple medical office
- Located within an [Enterprise Zone](#)



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Property Description

The Wahiawa Medical Building is a readily recognized medical office building located in the quaint town of Wahiawa. This suburban submarket serves not only its community's residents, but also the neighboring Schofield/Wheeler military bases, Mililani, Waialua, and the North Shore of Oahu. The building features an open aired courtyard with second level accessibility via a central stairwell or elevator. With a diverse tenant mix, the project includes a community health center, diagnostic lab, dentistry, physical therapy, pediatrics, and other specialized medical services. There is ample parking for both customers and tenants with public transportation stops nearby. Situated right off of Kamehameha Hwy, the location is just minutes from the H-1 Freeway.

Suite Description

Suite 107 is located on the ground floor of the medical facility. The unit is bright, taking in natural light from the glass patio doors facing the parking lot and the main glass entrance facing the courtyard.

| | |
|--------------|------------------------------------|
| Address | 302 California Avenue, Wahiawa, HI |
| TMK | (1) 7-3-4-36-3 |
| Zoning | B-2 |
| Unit Size | Suite 107 (415 SF) |
| Asking Price | \$210,000 (Fee Simple) |
| RPT | \$187.34/Month (Estimated 2024) |
| CAM | \$807.29/Month (Estimated 2024) |
| Parking | Tenant and customer parking |



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