

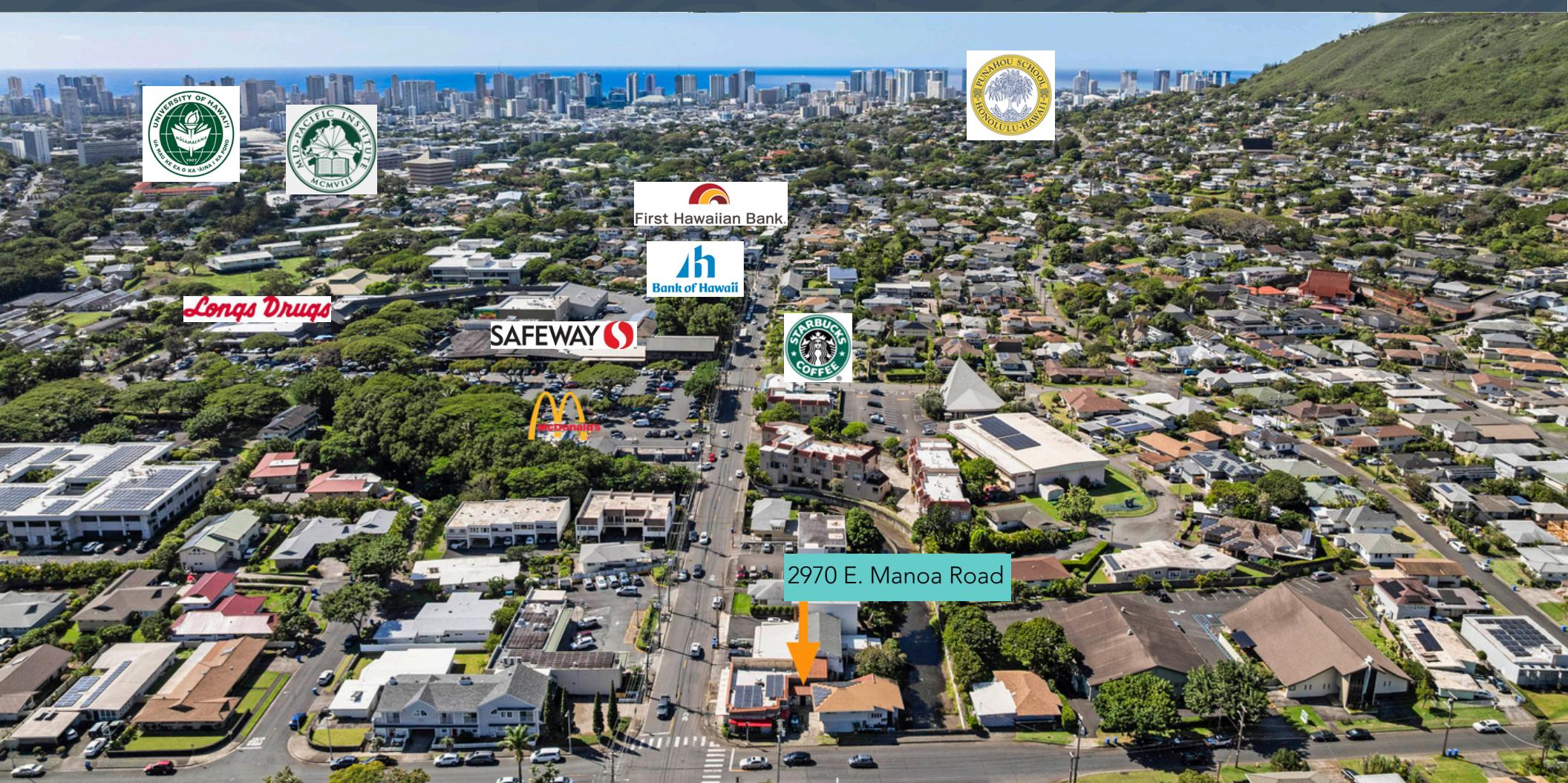
marcus
REALTY

FORWARD REALTY

2845 Lowrey Avenue
Mixed-Use Investment
For Sale



2845 Lowrey Avenue (aka 2970 E. Manoa Road) is a rare opportunity to acquire a boutique multi-tenant investment in the commercial heart of Manoa Valley. This prominent corner parcel features a Mediterranean-style retail building with restaurant and retail spaces, plus a detached single family structure currently used for both residential and commercial use. Includes a 72 panel photovoltaic system and 4kw wind turbine for energy savings. The Property is conveniently located on the same block as Manoa Shopping Center and within close proximity to the University of Hawaii, Mid-Pacific Institute and Punahou School. \$1,524 per month real property tax.



BORDERS ARE
APPROXIMATE ONLY.



Asking Price: \$3,200,000

Tax Map Keys: (1) 2-9-21: parcel 42

Land Tenure: Fee Simple

Land Area: 5,824 square feet

Zoning: B-1 (neighborhood business)

Height Limit: 40 feet

Flood Zones: AE

Parking: 2 stalls + Street Parking

Improvements: (approximate)

- 2970 E. Manoa Road
 - Restaurant & Florist. ~2,433 sq. ft.
- 2845 Lowrey Avenue
 - Residential & Day Spa ~2,580 sq. ft.

Demographics*: 1 Mile 3 Mile 5 Mile

• Population	14,625	199,692	326,668
• Households	5,310	88,173	131,123
• Avg. Income	\$211,537	\$126,442	\$132,914

*ESRI



EXCLUSIVE CO-LISTING AGENTS:

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Information deemed reliable but not guaranteed. *Parties to do their own due diligence to verify any and all information.