

Property Full

[1-7-1-006-001-0000](tel:1-7-1-006-001-0000)

1210 Aheaha Ave, Wahiawa 96786

MLS#: **202609971**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

Region: **Central**
 Nghbrhd: **WHITMORE VILLAGE**

Bldg Nm:
 Fee Options:

LP: **\$650,000**
 OLP: **\$750,000**



General Information

Prop Type: **Business**
 Bus Name: **Whitmore Mart**
 Employees: **1-10**
 Bus Type: **Grocery/Liquor, Services**
 Prop Front: **Main Street**

DOM: **11**
 CDOM: **11**
 Year Built: **1988**
 Land Sqft: **40,166**
 Lot Acres: **.922**

Income/Expenses Information

Monthly Rent: **\$1**
 Mth Inc Other: **1.00**

Ttl Ann Inc: **1.00**
 Ann Op Exp: **\$1**
 Net Ann Inc: **\$1**

Site Information

Floor Number: **1**
 Days Open: **7**
 Hours Open: **>10 Day**
 Comm Space: **Yes**
 Owner Type: **Corporate**

Property Information

Total Sqft: **4,500**
 Total Park: **# Ttl Units:**
 Year Est:

Franchise Fee:

Additional Information

Stories: **1** Story Type: **One**
 Zoning: **32 - B-2 Community Business Dis**
 Flood Zone: **Zone X**
 Location: **Commercial/Industrial, Freestanding**
 Possession: **At Closing, Negotiable**

Recent: **05/26/2026 : DECR : \$750,000->\$650,000**

Listing/Agent/Office Information

Listing Date: **05/20/26** CA Date:
 List Type: **Exclusive Rights**
 S Indust Class:

Tmp Wth Date: Exp Date: **11/20/26**
 Lnd Recorded: **None**
 Foreclos Number: **NA** Lock Box: **NONE**
 Listing Svc: **Full Service**

Agent: **Hana Yoo(R)**
 Ag Email: hana@realtybrokeragehawaii.com
 License #: **RB-21720**
 Office: **Realty Brokerage LLC**
 Enhanced Photos: **Yes**

Agent Mbr #: **25391** Agent Ph: **(808) 358-2003**
 Corp Office Lic #: **RB-21719**
 Office Mbr #: **RBRO** Office Ph: **(808) 946-2030**
 Off Fax Ph:

Remarks

Pub Rmks: **This is a prime opportunity to own a well-located convenience store — the only convenience store serving the entire village. Established over 50 years ago, the property includes a successfully operating Aloha gas station that has been consistently well managed over the years. The business features a spacious layout with room for future expansion, including an existing kitchen prep area that offers excellent potential for introducing fresh food service, a deli operation, or other additional revenue streams. Its high-traffic location creates strong opportunities to expand product offerings, add complementary services, and further increase customer volume and profitability. With a long-established presence in the community, excellent visibility, and significant upside potential, this is an outstanding investment opportunity for an owner-operator or investor seeking to grow an already successful business. Don't miss this rare chance to acquire a well-established neighborhood convenience store and gas station that continues to serve as an essential part of the local community.**

Agent Rmks: **Please do not disturb store employees without appointments, call or text the listing agent at 808-358-2003.**

Documents: **Furniture, Fixtures, Equipment, Lease Documents, Licenses, Tax Return**

Show Inst: **Appointment Only, Call Listor**

Disclosures: **None**

Association/Condo Information

Tenant Res Incl: **Common Area Maintenance, Insurance, Operating Expenses, Real Estate Taxes, Trash Removal, Utilities**
 Cur Mn Lse/Rnt: **10,253.00** Nxt St-Up Rent: 2nd St-Up Rent:

Features

Loading: **Loading Area** Construction: **Hollow Tile**
 Cooling: **None, Other** Sewer: **Connected**
 Inclusions: **Equipment/Fixtures, Lease, Licenses/Permits, Name/Trademarks, Tenant Improvements**
 Amenities: **Private Restroom, Rear Entry**
 Parking: **<10 Spaces**

Tax & Financial Information

TMK: **1-7-1-006-001-0000**
 Taxes/Mnthly: **\$2,300** Tax Assess Imp: **\$506,000** Terms Acceptable: **Cash, Other**
 Tax Year: **2025** Tax Assess Lnd: **\$1,801,100** Buy Finance:
 Tax Assess Tot: **\$2,307,100** Spc Sales Cond: **None**

Exp Info Source: **Owner, Tax Return**

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