

# STREET FRONT RETAIL/COMMERCIAL

## 1750 W Ka'ahumanu Ave, Wailuku



### PROPERTY DESCRIPTION

1750 W Kaahumanu is located at the entrance to Wailuku next to Stillwell's Bakery. The property is M-1 Light Industrial zoned and is approximately 1/3 of an acre. The street front retail building is approximately 1,150 sf and was just renovated with a new restroom, split system air conditioning, electrical, new windows, flooring, etc. New driveway and pavement with a new covered deck area in the rear. The lot could accommodate food trucks and a retail, office or service business. Perfect for an owner user or investor looking to add value.

### PROPERTY HIGHLIGHTS

- - Owner user or investment potential
- - Prime location in the bustling Wailuku area
- - Remodeled building for retail store use
- - Potential for high visibility with automotive traffic
- - Large gravel lot with improvements for food truck or other rental income opportunity

### GREG SHEEHAN, R(B)

Principal Broker  
808.250.0900  
gsheehan@mauibiz.com

### LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at 1750 West Kaahumanu Avenue in Wailuku, HI. The property offers convenient access to a variety of local anchor businesses, including the Maui Arts and Cultural Center, the University of Hawaii Maui campus, old Wailuku town, Stillwell's Bakery, nearby Maui Nui Botanical Gardens and the historic Iao Valley State Park. With a range of dining options and retail establishments, the area offers a favorable blend of work and leisure. Don't miss the opportunity to invest in this prime location in Wailuku.

### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	13,457 SF
Building Size:	1,150 SF
TMK:	(2) 3-4-038-028



COMMERCIAL PROPERTIES  
OF MAUI

1750 W KAAHUMANU AVE- FREE STANDING STREET FRONT RETAIL COMMERCIAL AVAILABLE  
Wailuku, HI 96793



**GREG SHEEHAN, R(B)**

Principal Broker  
808.250.0900  
gsheehan@mauibiz.com



COMMERCIAL PROPERTIES  
OF MAUI

1750 W KAAHUMANU AVE- FREE STANDING STREET FRONT RETAIL COMMERCIAL AVAILABLE  
Wailuku, HI 96793



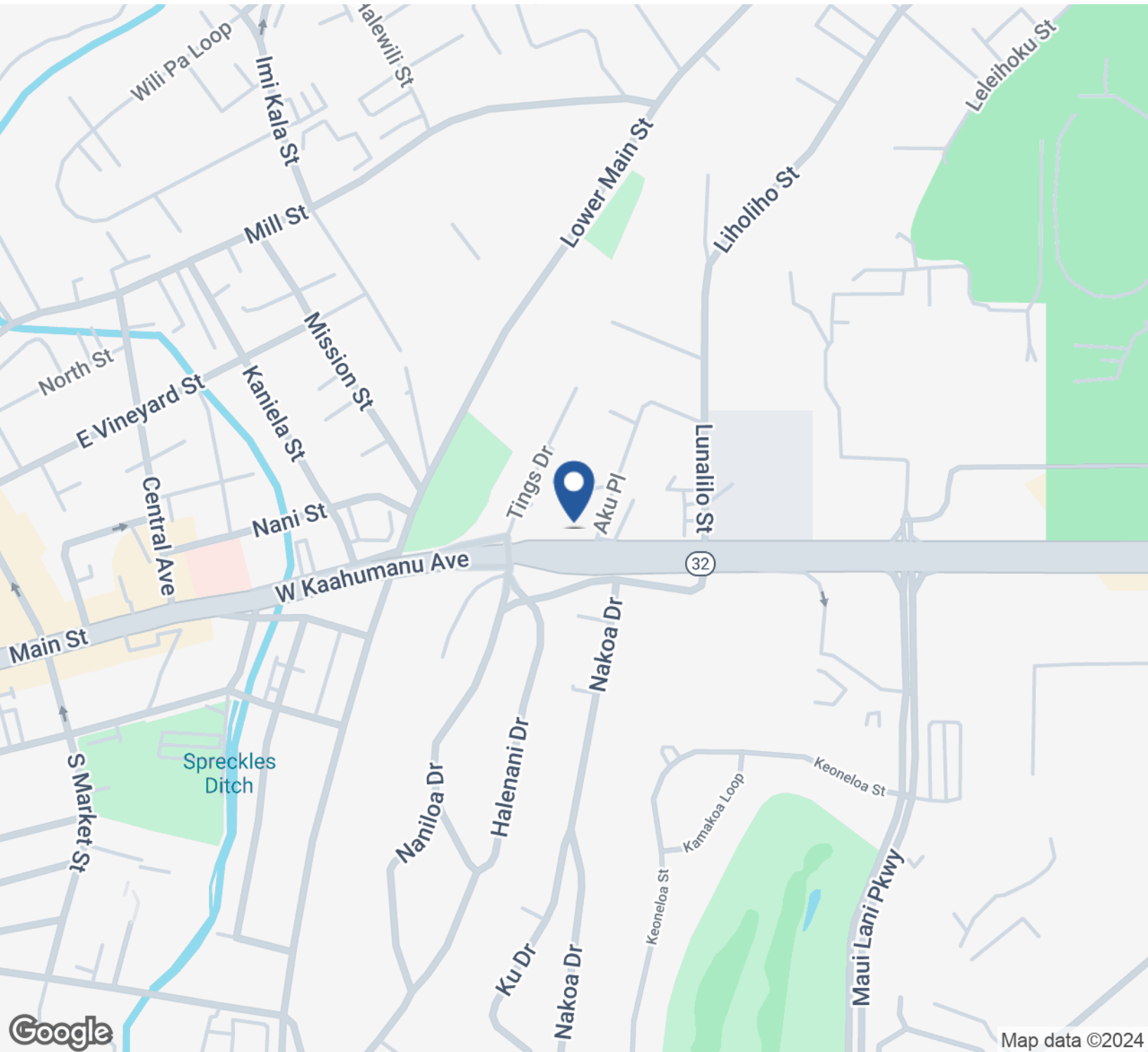
**GREG SHEEHAN, R(B)**

Principal Broker  
808.250.0900  
gsheehan@mauibiz.com



1750 W KAAHUMANU AVE- FREE STANDING STREET FRONT RETAIL COMMERCIAL AVAILABLE

Wailuku, HI 96793



**GREG SHEEHAN, R(B)**

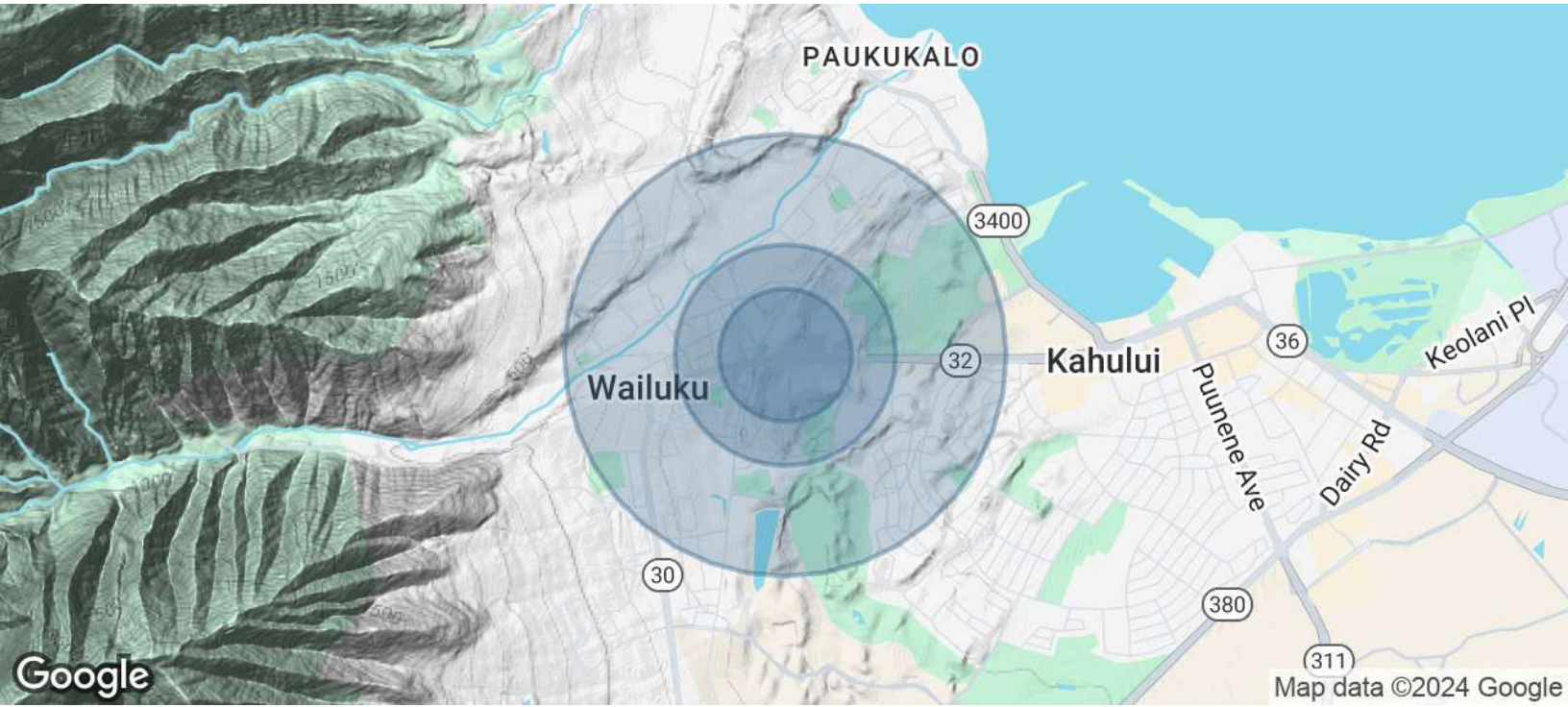
Principal Broker  
808.250.0900  
gsheehan@mauibiz.com



COMMERCIAL PROPERTIES  
OF MAUI

1750 W KAAHUMANU AVE - FREE STANDING STREET FRONT RETAIL COMMERCIAL AVAILABLE

Wailuku, HI 96793



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	974	3,543	15,653
Average Age	44	43	41
Average Age (Male)	43	42	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	1,321	5,105
# of Persons per HH	2.6	2.7	3.1
Average HH Income	\$103,006	\$96,092	\$107,318
Average House Value	\$737,808	\$732,817	\$762,583

Demographics data derived from AlphaMap

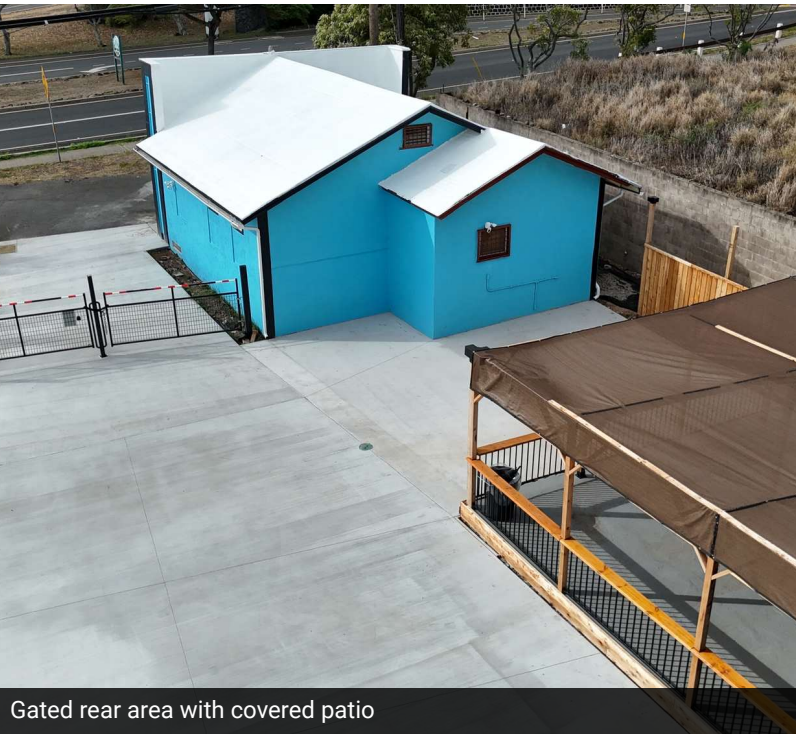
**GREG SHEEHAN, R(B)**

Principal Broker  
808.250.0900  
gsheehan@mauibiz.com

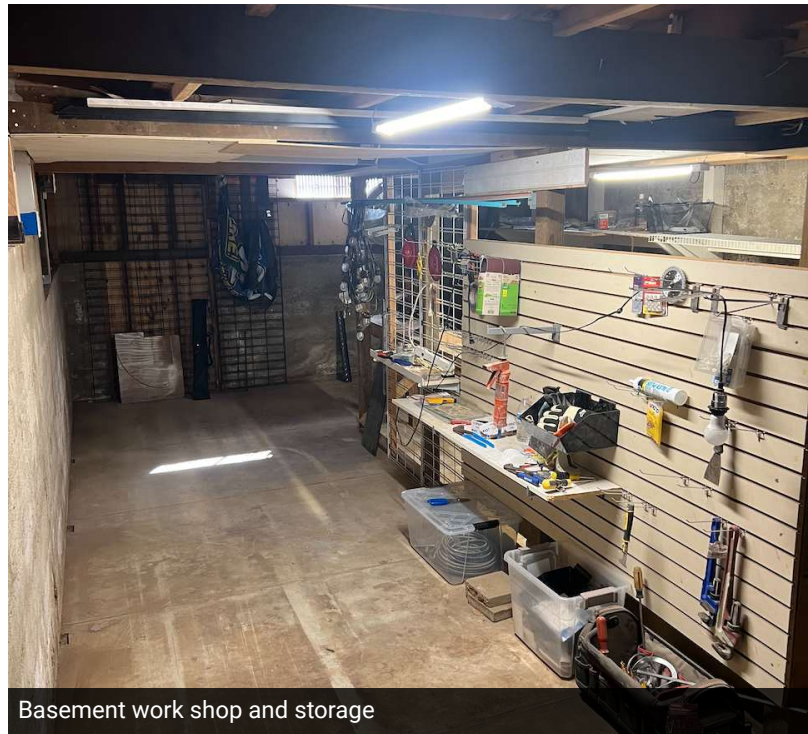


COMMERCIAL PROPERTIES  
OF MAUI

1750 W KAAHUMANU AVE- FREE STANDING STREET FRONT RETAIL COMMERCIAL AVAILABLE  
Wailuku, HI 96793



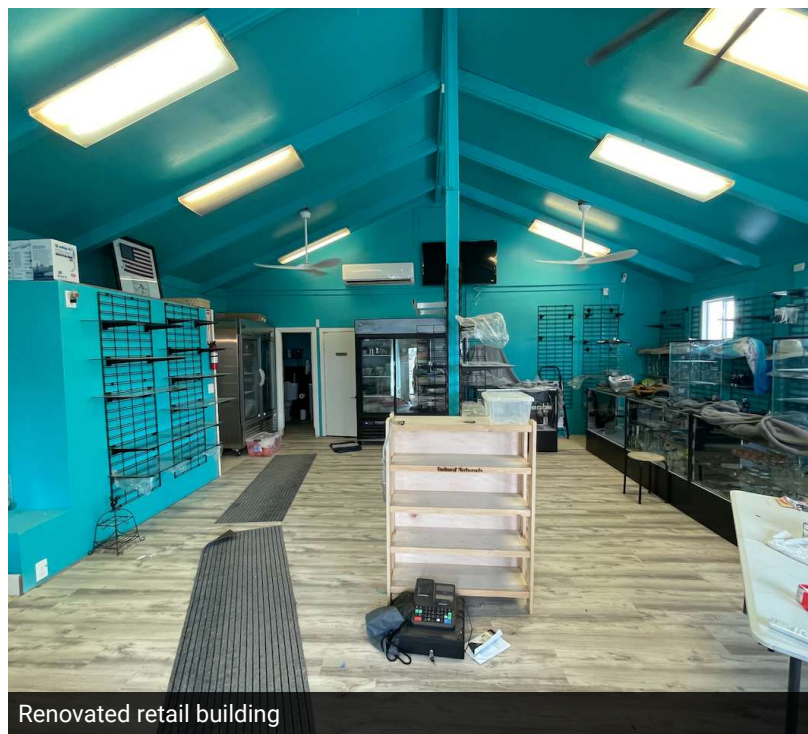
Gated rear area with covered patio



Basement work shop and storage



Large yard area for food trucks or other income value add



Renovated retail building

**GREG SHEEHAN, R(B)**

Principal Broker  
808.250.0900  
gsheehan@mauibiz.com



COMMERCIAL PROPERTIES  
OF MAUI