# ENGEL&VÖLKERS\*



E&V ID 5096771 & 5096905 WAIPAHU • HI

Excellent Owner/User or Investment Opportunity









## 94-815 & 94-825 Waipahu Street

Waipahu • HI

Offered At	Total Interior	Total Lot Size
\$2,900,000 Fee Simple	5,792 sq. ft.	54,620 sq. ft.
Commercial - BMX-3	Residential - 3 Homes	
1 Building	(1) 6 Bd/3 Ba; (1) 3 Bd/1 Ba; (1) 1 Bd/1 Ba	_

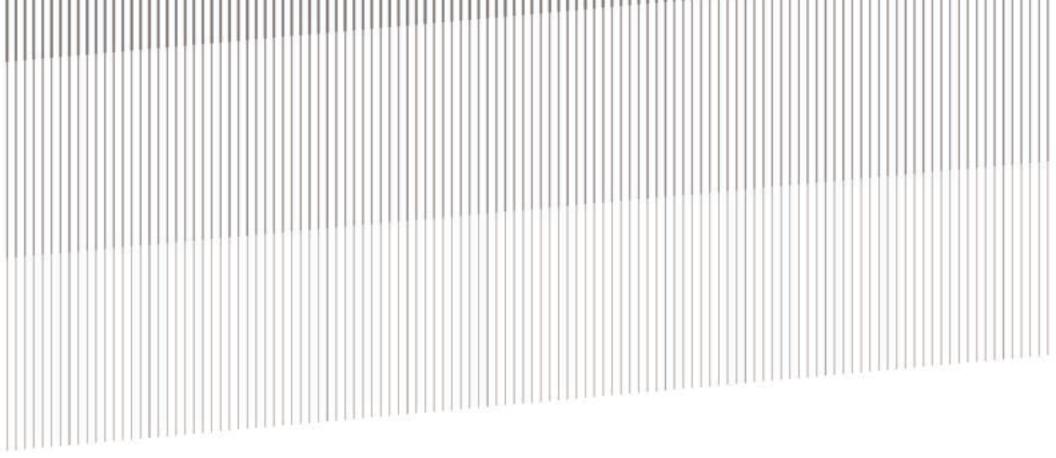
Sold together: 94-815 & 94-825 Waipahu Street, this offering features a rare mixed-use investment package in the heart of Waipahu.

The commercial property at 94-825 Waipahu Street (MLS# 202523797) is BMX-3 zoned and spans over one acre, providing exceptional versatility and visibility along a highly traveled Waipahu Street. Currently operating as an auto servicing facility, it includes a large canopy, multiple service bays, a small office, enclosed storage areas on the lower level, and ample on-site parking. The site also includes two residential homes—a 1-bedroom, 1-bath dwelling and a 3-bedroom, 1-bath single-family home—offering income potential and flexible use options.

Adjacent to the commercial parcel, the residential property at 94-815 Waipahu Street (MLS# 202523861) features a two-story, 6-bedroom, 3-bath single-family home situated on a spacious 9,232 sq. ft. lot. The home is bordered by preservation land, providing added privacy and a peaceful setting rarely found in such a convenient location. The home, appliances, and fixtures are being sold AS IS and will remain with the property.

Together, these two properties present a unique opportunity for owner-users or investors seeking a combination of commercial versatility, residential comfort, and strong location value in one of Waipahu's most visible and accessible areas.





### KAY M. MUKAIGAWA



President • Principal Broker • Private Office Member • REALTOR® | License No. RB-15914 ENGEL & VÖLKERS HONOLULU DOWNTOWN 745 Fort Street Mall | Suite 608 | Honolulu | HI, 96813 | RB-18072

M +1808-479-9090 | O +1808-550-0818 Kay.Mukaigawa@evrealestate.com https://KayMukaigawa.evrealestate.com



### **DALE TAGAMI FUKUSHIMA**

Real Estate Advisor • REALTOR® | License No. RS-44881 ENGEL & VÖLKERS HONOLULU DOWNTOWN 745 Fort Street | Suite 608 | Honolulu | HI 96813 | RB-18072

M +1808-330-7784 | O +1808-550-0818 Dale.Fukushima@evrealestate.com https://DaleFukushima.evrealestate.com