

FOR SALE

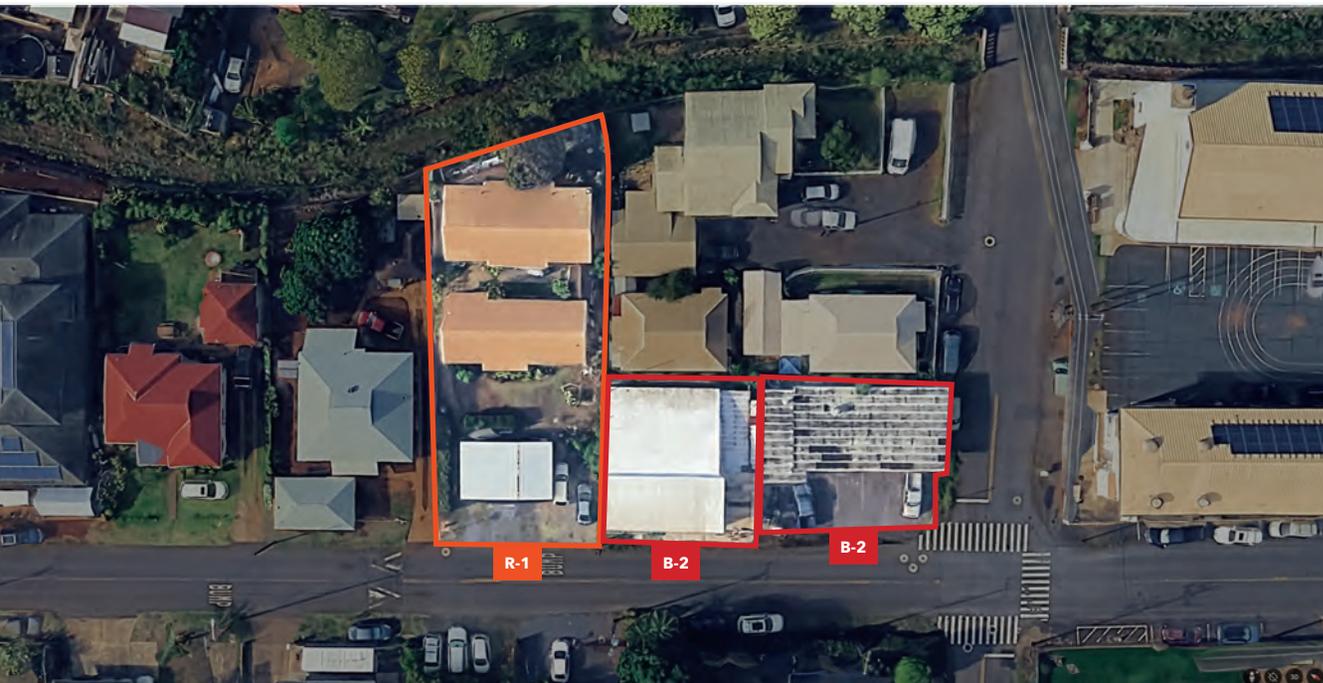


Asking Price: **\$2,300,000**

Unique Opportunity To Live Directly Adjacent To Your Commercial Property.

PROPERTY DESCRIPTION

- Sales Price: \$2.3 million.
- Three contiguous, mixed-zoned parcels totaling 14,035 SF (0.32 acres) in central Wailuku, Maui.
- Zoning includes one (1) R-1 Residential property and two (2) B-2 Business properties.
- Total building area: 5,418 SF (residential + warehouse + office/retail).
- Positioned for a redevelopment site, owner-user compound, contractor base, medical/professional campus, or mixed-use concept (subject to County).



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79 KANIELA STREET — RESIDENTIAL

- Land: 7,872 SF
- Building: 1,684 SF home (3BR/2BA, built 1945)
- Zoning: R-1 Residential
- TMK: 2-3-4-18-72
- Use: Residential rental



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83 KANIELA STREET — INDUSTRIAL / WAREHOUSE

- Land: 2,640 SF
- Building: 2,354 SF corrugated metal warehouse (built 1949)
- Zoning: B-2 Business
- TMK: 2-3-4-18-107
- Use: Light industrial / contractor storage



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89 KANIELA STREET — OFFICE / RETAIL

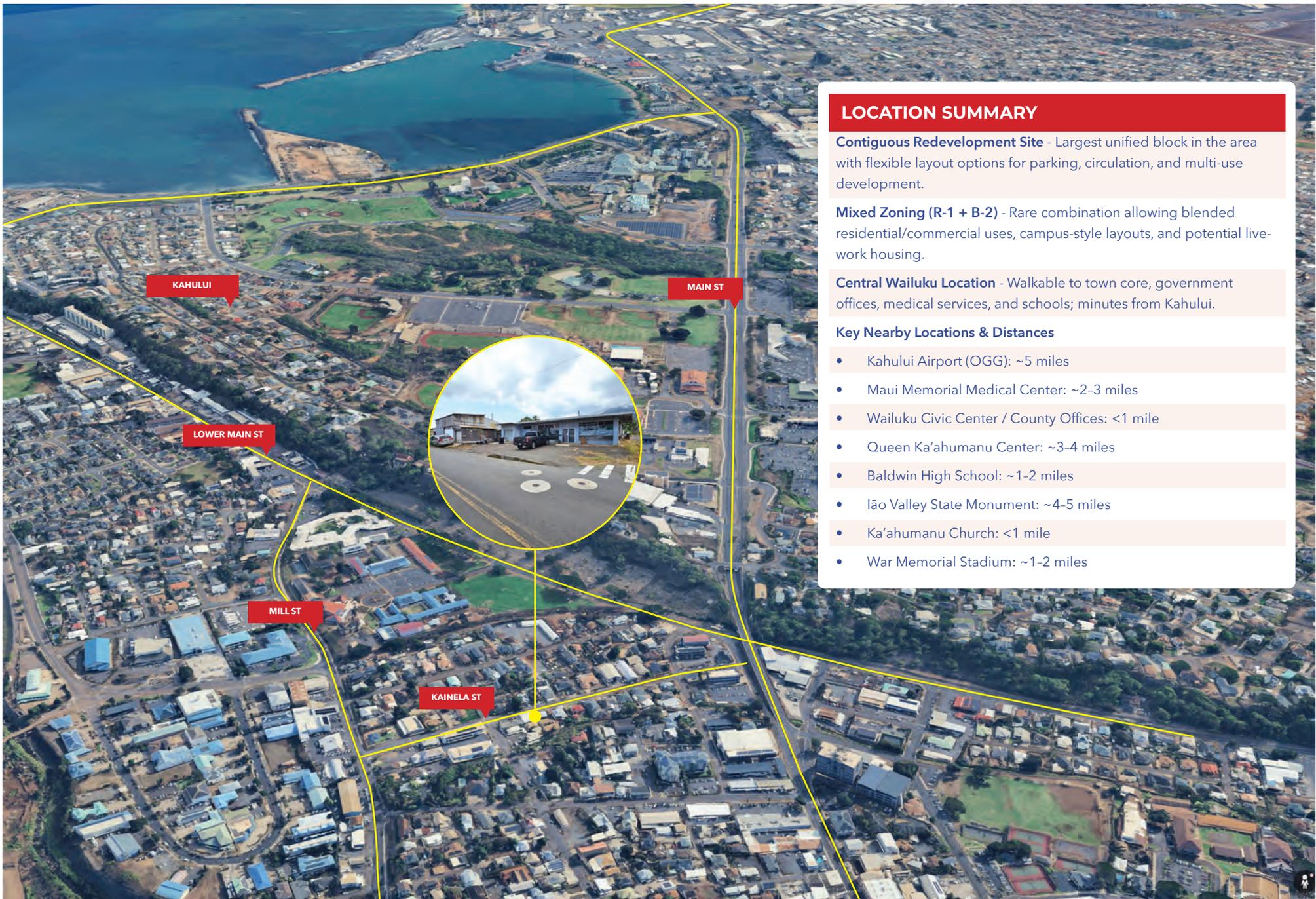
- Land: 3,523 SF
- Building: 1,380 SF masonry retail/office (built 1953)
- Zoning: B-2 Business
- TMK: 2-3-4-18-75
- Use: Office / retail



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LOCATION SUMMARY

Contiguous Redevelopment Site - Largest unified block in the area with flexible layout options for parking, circulation, and multi-use development.

Mixed Zoning (R-1 + B-2) - Rare combination allowing blended residential/commercial uses, campus-style layouts, and potential live-work housing.

Central Wailuku Location - Walkable to town core, government offices, medical services, and schools; minutes from Kahului.

Key Nearby Locations & Distances

- Kahului Airport (OGG): ~5 miles
- Maui Memorial Medical Center: ~2-3 miles
- Wailuku Civic Center / County Offices: <1 mile
- Queen Ka'ahumanu Center: ~3-4 miles
- Baldwin High School: ~1-2 miles
- Iāo Valley State Monument: ~4-5 miles
- Ka'ahumanu Church: <1 mile
- War Memorial Stadium: ~1-2 miles



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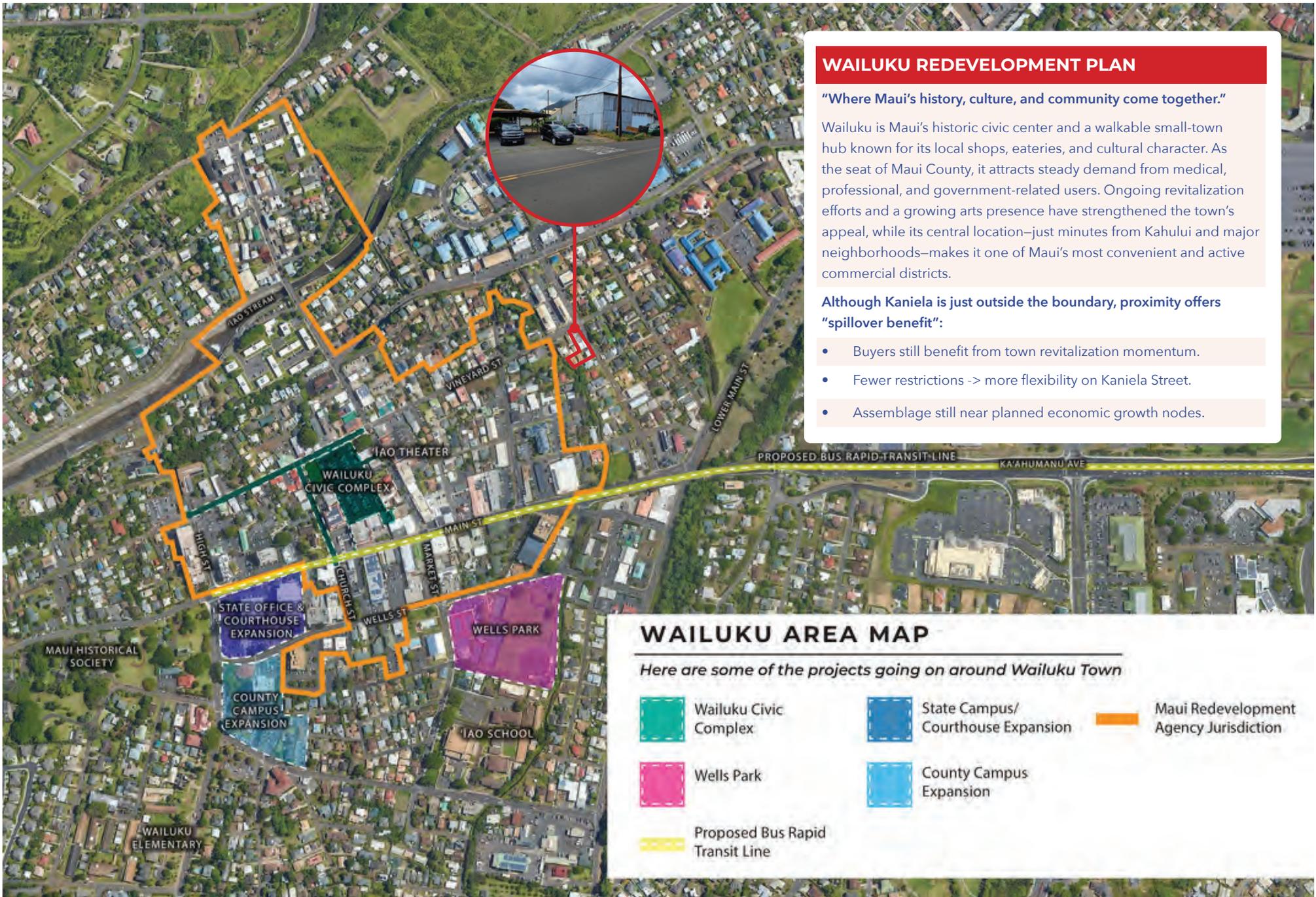
WAILUKU REDEVELOPMENT PLAN

“Where Maui’s history, culture, and community come together.”

Wailuku is Maui’s historic civic center and a walkable small-town hub known for its local shops, eateries, and cultural character. As the seat of Maui County, it attracts steady demand from medical, professional, and government-related users. Ongoing revitalization efforts and a growing arts presence have strengthened the town’s appeal, while its central location—just minutes from Kahului and major neighborhoods—makes it one of Maui’s most convenient and active commercial districts.

Although Kaniela is just outside the boundary, proximity offers “spillover benefit”:

- Buyers still benefit from town revitalization momentum.
- Fewer restrictions -> more flexibility on Kaniela Street.
- Assemblage still near planned economic growth nodes.



WAILUKU AREA MAP

Here are some of the projects going on around Wailuku Town

- | | | | | | |
|---|---------------------------------|---|------------------------------------|---|--|
|  | Wailuku Civic Complex |  | State Campus/ Courthouse Expansion |  | Maui Redevelopment Agency Jurisdiction |
|  | Wells Park |  | County Campus Expansion | | |
|  | Proposed Bus Rapid Transit Line | | | | |