

# 2002 PAUOA ROAD Honolulu | HI 96813

## PROPERTY DESCRIPTION

Location, location, location! At the corner of Pauoa and Pacific Heights Roads just before the Pali Hwy entrance, this highly-visible and accessible property offers the opportunity to acquire a turnkey shop for auto repairs and similar service uses. Inventory, fixtures, and equipment available. You've passed it many times; now you can own or lease a familiar location for your small business, with covered and outdoor work areas and good parking.

## PROPERTY HIGHLIGHTS

- Close to downtown Honolulu and on the way to/from Nuuanu Avenue, Ward Avenue, Kailua, and Manoa.
- Concrete building with secured office, restroom, and hydraulic lift area.
- No environmental issues; no roof leaks.
- Electrical rewired in 2021 (3-phase).
- Strong demographics in densely populated residential/commercial neighborhood.

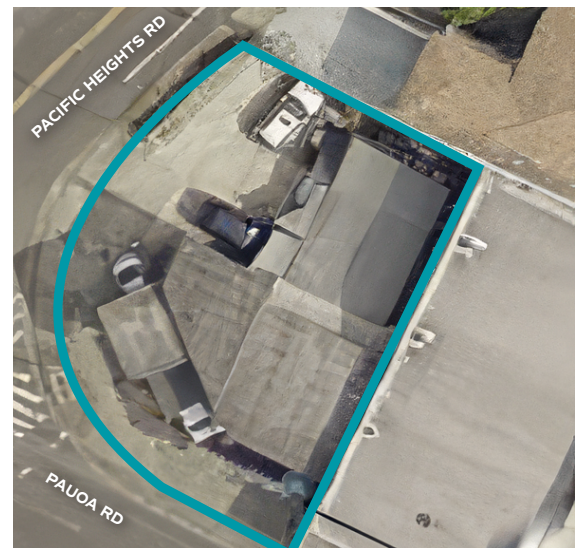
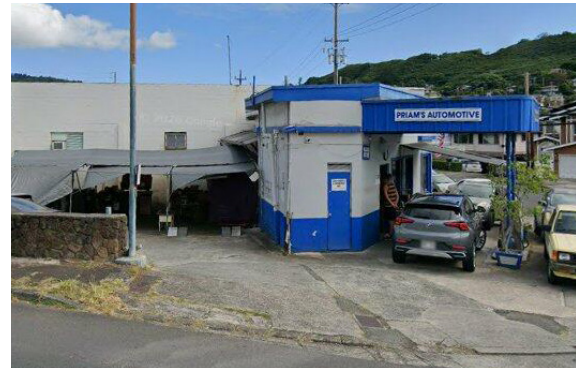


The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 5/5/26



## PROPERTY DETAILS

TOTAL PROPERTY AREA	3,784 SF land; 693 SF building
ZONING	B-1 (repairs-minor; service business)
SALES PRICE	\$1,075,000
BASE RENT	\$6,000/month
OPERATING EXPENSES	Tenant pays all R&M, utilities, RPT
FF&E PREMIUM	Negotiable



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