

Office / Retail / Residential

BUILDING FOR SALE

850 Richards St.

Honolulu HI 96813

850 Richards St. is a **seven-story boutique office building** featuring two ground floor retail spaces, 4 full floor office spaces and 2 multi-tenant floors including a unit that could be rented as a 2 BR residential loft. The property is ideal for an owner-user who could lease the currently vacant spaces which include the entire 2nd and 7th floors and collect income from the existing tenant base.

This could also be an excellent **long term, multi-tenant investment property**. Alternatively, the BMX- zoning also allows for residential use for some or all of the property. The neighboring two office buildings, 233 Merchant Street and 239 Merchant Street, are also for sale, which may be purchased together or separately. They offer an investor **up to 10,896 sf of BMX-4 land area** for a potential long-term redevelopment of the area.



Unpriced

TMK
1-2-1-16-7

ZONING
BMX-4 - Business
Mixed Use

AVERAGE FLOOR SIZE
3,119 sq.ft.

BUILDING SIZE
21,832 sq.ft.

LAND AREA
4,356 sq.ft.

BUILDING OCCUPANCY
54%

HIGHLIGHTS

PRIME LOCATION in downtown Honolulu

OWNER-USER OPPORTUNITY to occupy some or all of the 10,000 sf of vacancy

INVESTOR OPPORTUNITY to lease up vacancy and/or convert to residential

BMX ZONING allows for office, retail and residential use

SECURED BUILDING including key fob access by floor

CONSOLIDATE THREE PARCELS by acquiring the neighboring properties (233 Merchant and 239 Merchant) to create one of the few developable footprints remaining in downtown Honolulu

Contact Info

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850 Richards St.

239 Merchant St.

233 Merchant St.



for sale
850 RICHARDS ST.
239 MERCHANT ST.
233 MERCHANT ST.

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