



For Sale
\$6,800,000

PRIME DEVELOPMENT OR OWNER-USER OPPORTUNITY IN THE
HEART OF MAUI'S COMMERCIAL DISTRICT

65 KAHULUI BEACH RD

KAHULUI, MAUI, HAWAII



www.KahuluiBeachRoad.com



CUSHMAN &
WAKEFIELD

ChaneyBrooks



Executive Summary

Cushman & Wakefield ChaneyBrooks is pleased to present for sale 65 Kahului Beach Road in the heart of Maui's commercial district. This excellent fee simple development opportunity offers a 4.48 acre level lot with unobstructed views of the beautiful Kahului Harbor. The property's M-2 zoning allows for a wide-range of permitted uses including those permitted within the B-1, B-2, and B-3 business districts and the M-1 light industrial district. The centrally located, fee simple site has tremendous visibility with approximately 350 feet of frontage along the highly travelled Kahului Beach Road, allowing easy ingress and egress, and is seconds away from the major thoroughfare, Kaahumanu Avenue. The asset is positioned to be a perfect compliment to the area's diversity which includes hotels, residential condos, University of Hawaii Maui College, the Maui Arts and Cultural Center, commercial retail/offices, Queen Kaahumanu Shopping Center, the Kahului Harbor, and Kahului Airport.



FOR SALE

65 Kahului Beach Rd

KAHULUI, MAUI, HAWAII

Large, Level Lot

Investment Highlights

DEDICATED TURN LANES

There are dedicated turn lanes from Kahului Beach Road making access a breeze.

ADJACENT TO UH MAUI COLLEGE

UH Maui College is one of ten branches of the University of Hawaii system and accredited by the Western Association of Schools and Colleges.

OVERLOOKING THE BEAUTIFUL KAHULUI HARBOR

Kahului Harbor is Maui's prime commercial harbor and port for many of Hawaii's cruise lines.

WIDE RANGE OF PERMITTED USES UNDER ZONING

Permitted uses under M-2 Heavy Industrial District zoning also includes any use permitted in the B-1, B-2 and B-3 business districts and M-1 light industrial district; as long as it is not used for dwelling purposes.

• IDEAL USES:

- » Small neighborhood shopping center
- » Office buildings
- » Warehouse or distribution center
- » Car dealership
- » Other commercial or industrial uses

HIGH BARRIERS TO ENTRY

The 4.484-acre site offers a larger footprint uniquely available for M-2 zoned land.

WELL-LOCATED ASSET WITH EXCELLENT VISIBILITY

The Property is situated along well-traveled Kahului Beach Road, near the intersection of the major thoroughfare, Kaahumanu Avenue, connecting Wailuku and Kahului.

CENTRAL & CONVENIENT LOCATION IN DIVERSE NEIGHBORHOOD

The immediate neighborhood has highly diverse uses, including a hotel, residential condos, University of Hawaii Maui College, the Maui Arts and Cultural Center, commercial retail/offices, Queen Kaahumanu Shopping Center, the Kahului Harbor, and Kahului Airport.



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Property Summary

65 KAHULUI BEACH ROAD

Kahului, Maui, HI 96732

\$6,800,000

Asking Price

(2) 3-7-2:5

TMK Number

FEE SIMPLE

Tenure

4.484 ACRES

Land Area

YES

Special Management Area

**VE - COASTAL FLOOD ZONE WITH VELOCITY HAZARD
(WAVE ACTION); NO BASE FLOOD ELEVATION DETERMINED.
AE - BASE FLOOD ELEVATION DETERMINED.
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.**

Flood Zone

M-2 - HEAVY INDUSTRIAL DISTRICT

**ALSO INCLUDES ANY USE PERMITTED IN THE B-1, B-2 AND B-3
BUSINESS DISTRICTS AND M-1 LIGHT INDUSTRIAL DISTRICT**

Zoning



Development Overview

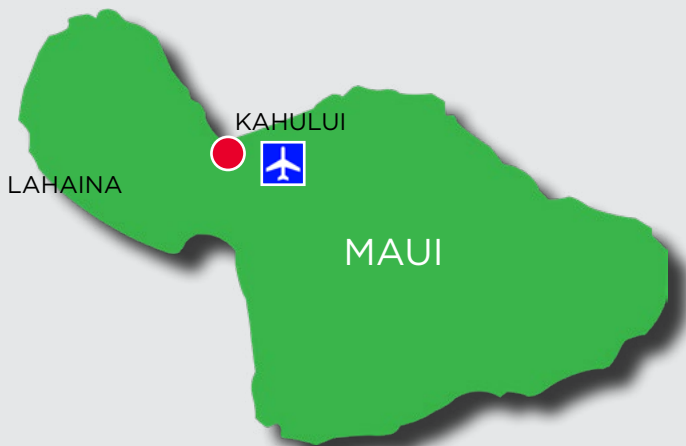
The Property offers an excellent opportunity to development a wide range of commercial and industrial uses in the heart of Maui's commercial district.

ZONING	M-2 - Heavy Industrial District Also includes any use permitted in the B-1, B-2 and B-3 business districts and M-1 light industrial district								
SPECIAL MANAGEMENT AREA (SMA)	Yes								
MINIMUM LOT AREA	10,000 SF								
MINIMUM LOT WIDTH	75 Feet								
MAXIMUM BLDG HEIGHT	90 Feet								
MINIMUM YARD SETBACK <i>FRONT/SIDE/REAR</i>	0 or the same as the adjoining zoning category whichever is greater								
ACCESSORY STRUCTURES ALLOWED W/IN SETBACK AREA	Boundary walls, parking area, trash enclosures, and ground signs								
PERMITTED USES	<p>Any use permitted in the B-1, B-2 and B-3 business districts and M-1 light industrial district; provided, however, that no building, structure or portion thereof shall be hereafter erected, converted, or moved onto any lot in an M-2 heavy industrial district for dwelling purposes, including hotels, motels, or apartments except living quarters used by watchmen or custodians of an industrially used property</p> <table border="1"> <thead> <tr> <th>M-1</th> <th>B-2</th> <th>B-3</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Harbor facilities • Manufacturing • Warehouse • Loft buildings • Wholesale business • Storage buildings </td> <td> <ul style="list-style-type: none"> • Drugstores • Gasoline retailing </td> <td> <ul style="list-style-type: none"> • Auditoriums • Theaters • Gymnasiums including fitness centers, private clubs, and dance halls • Automobile services • Educational institutions </td> </tr> </tbody> </table>			M-1	B-2	B-3	<ul style="list-style-type: none"> • Harbor facilities • Manufacturing • Warehouse • Loft buildings • Wholesale business • Storage buildings 	<ul style="list-style-type: none"> • Drugstores • Gasoline retailing 	<ul style="list-style-type: none"> • Auditoriums • Theaters • Gymnasiums including fitness centers, private clubs, and dance halls • Automobile services • Educational institutions
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<p>For more info visit: https://library.municode.com/hi/county_of_maui/codes/code_of_ordinances</p>	<p>Uses that would require a zoning change or variance: Multifamily dwellings, duplexes; Nursing and convalescent homes; Transient vacation rentals [not to exceed 20 bedrooms]</p>								



Demographics

1-Mile	3-Mile	5-Mile
POPULATION		
11,766	52,710	57,014
HOUSEHOLDS		
3,288	15,304	16,635
MEDIAN HH INCOME		
\$72,491	\$88,336	\$90,780



FOR SALE

65 KAHULUI BEACH RD

KAHULUI, MAUI, HAWAII



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