



OFFERING MEMORANDUM

Iconic Chinatown Bldg. For Sale - Fee Simple

\$2.5 Million Asking
1152 Maunakea Street
Honolulu, Hawaii 96817

CRS

Commercial Real Estate Services, Inc.
Sales, Leasing, Consulting

909 Kapahulu Avenue, Suite 5
Honolulu, Hawaii 96816
Tel. (808) 521-8812

Confidentiality, Disclaimer and Exclusive Agency Memorandum

The Property is being offered for sale as an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or the documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained herein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, corrections of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner and Purchasers obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent.

Do Not Disturb Tenant/Private Showings Only

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FOR SALE – ICONIC CHINATOWN BUILDING

1152 Maunakea St., Honolulu, HI 96817

Hawaii State TMK: 1-1-7-4-28

Zoning: BMX-4

Land Area: 2,527 square feet

Building Area: 2,100 square feet Ground Floor

2,100 square feet Second Floor

2,100 square feet Basement

Available to Property: 6,300 square feet

- Opportunity Zone #52
- State Historic Preservation Tax Credit Bill
- City & County Commercial Property Tax Exemption
- Within Transportation TOD Zone

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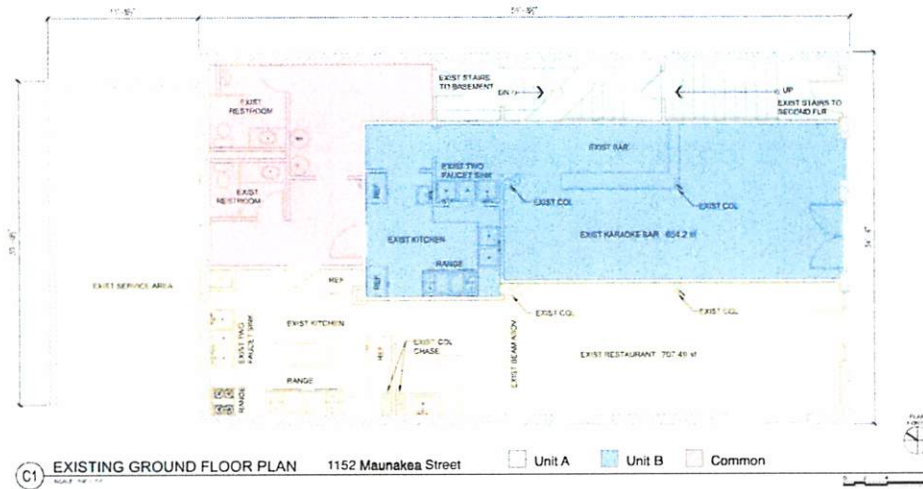
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



For more information concerning this exclusive listing contact:

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 Phone: (808) 521-8812

Do Not Disturb Tenant Private Showings Only

Founded in 1986 Commercial Real Estate Services, Inc., has built a reputation for providing reliable, quality service to its growing network of cooperating outside brokers. Contact us and we will work with you to schedule showing and provide accurate, timely information on any of your clients concerns or inquiries.

