

# FOR SALE

## 45-428 KAMEHAMEHA HWY



COLDWELL BANKER  
COMMERCIAL  
REALTY



### RETAIL MIXED-USE COMMERCIAL PROPERTY

KANEOHE 96744 | FOR SALE at \$1,520,000 Fee Simple



# PROPERTY DESCRIPTION

A MUST SEE!

This LEGAL NON-CONFORMING COMMERCIAL PROPERTY in Kaneohe is located in an EXCELLENT LOCATION on main street Kamehameha Hwy close to Likelike Hwy, Pali Hwy, and directly across from Hawaiian Memorial Park Cemetery. This large lot has 3 separate buildings that include a retail storefront with storage space, warehouse, and restroom. The warehouse building includes 2 additional suites. There is ample parking space and two entrances into the property. A DEVELOPMENT OPPORTUNITY for builders with a vision! The 11,066 sq ft lot can be developed by standards of R-5 zoning. Note: Square footage does not match TMK, Buyer to do own due diligence. The flower shop is not included in the sale.



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## PROPERTY HIGHLIGHTS

TMK 1-4-5-036-081-0002

Land Size: 11,060 SF

Building Size: 2,220 SF

Zoning: R-5 (Residential)

Real Property Tax: \$16,758.60 (2023)

Parking: approximately 10 vehicles

## FEATURES

- Retail Storefront with Storage
- Warehouse with 2 Suites and Walk-In Refrigerator
- Restroom (Toilet & Sink)



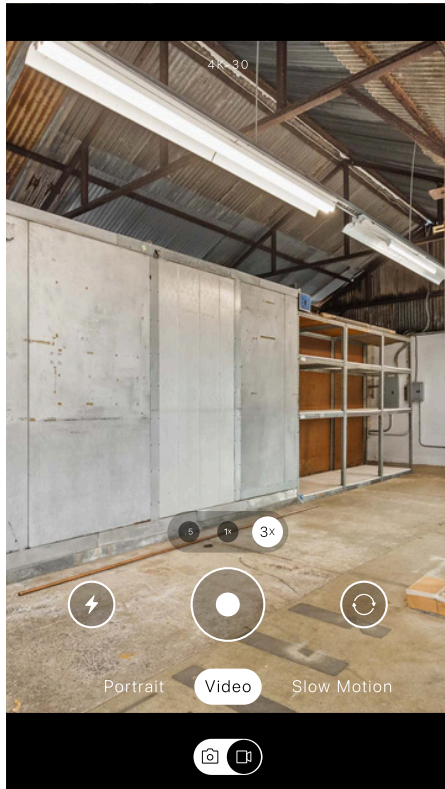
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**VIRTUAL TOUR**



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