

# Commercial Full with Photos

1-2-8-002-020-0000

1818 S King St, Honolulu 96826

MLS#: 202411734  
 Status: Active  
 Lnd Tenure: FS - Fee Simple  
 Listing Service: Full Service

Region: Metro  
 Nghbrhd: MOIILILI

Bldg Nm: none  
 Fee Options:

LP: \$7,100,000  
 OLP: \$7,100,000



General Information

Prop Type: Commercial/Industrial  
 Bus Name: Gyotaku  
 Employees:  
 Bus Type: Free Standing, Mixed Use, Restaurant  
 Prop Front: Main Street  
 Easements: None

DOM: 13  
 CDOM: 13  
 Year Built: 1978  
 Land Sqft: 19,381  
 Lot Acres: .445

Income/Expenses Information

Monthly Rent: \$14,500  
 Mth Inc Other: 2,685.00

Ttl Ann Inc: 182,199.00  
 Ann Op Exp: \$17,709  
 Net Ann Inc: \$167,175

Site Information

Floor Number:  
 Days Open:  
 Hours Open:  
 Comm Space:  
 Owner Type:

Property Information

Total Sqft: 7,298  
 Total Park: 44  
 # Ttl Units: 1  
 Year Est:

Franchise Fee:

Additional Information

Stories: 2 Story Type: Two  
 Zoning: 33 - BMX-3 Community Business M  
 Flood Zone: Zone X  
 Int Sqft: 6,746 Oth Sqft: 552 Bldg Sqft:  
 Prop Cond: Above Average

Recent: 05/23/2024 : NEW

Listing/Agent/Office Information

Listing Date: 05/22/24 CA Date:  
 List Type: Exclusive Rights  
 S Indust Class:

Tmp Wth Date: Exp Date: 11/22/24

Lnd Recorded: Land Court  
 Foreclos Number: Lock Box: NONE  
 Listing Svc: Full Service

Agent: Steven DH Chung(R)  
 Ag Email: SteveC@BHHS Hawaii.com  
 License #: RB-09108  
 Office: Berkshire Hathaway HmSvc HI RE

Agent Mbr #: 00969 Agent Ph: (808) 741-5040  
 Corp Office Lic #: RB-21863  
 Office Mbr #: BHHR Office Ph: (808) 792-3910

Compensation to Cooperating Brokerage

Compensation: 2 % or \$: % GE Tax Paid-Seller: No Comp. Cmnts:  
 Dual/Var Rate: No Comp. Subj To: Comp. Method:

Remarks

Pub Rmks: Highly visible prime location on S. King St. with 112 ft. frontage. Unusually large lot of 19,381 SF with 44 open parking stalls. Also 1/15 undivided interest in separate adjacent driveway lot (3,602 SF) for additional egress. Improved with well-maintained concrete block 2-story building with dining and private dining room on 2nd floor. Well recognized Japanese restaurant that has been there for approximately 20 years. Lease will renegotiate 6/2026 and lease rent will increase substantially. Lease will expire 6/2031.  
 Agent Rmks: Call or text Steve: (808) 741-5040. 48 hour notice required and inspections will be during restaurant off-hours.  
 Documents: P&L  
 Show Inst: Appointment Only  
 Disclosures: None

Association/Condo Information

Tenant Res Incl: Common Area Maintenance, Electricity, Excise Tax, Fire Ins, Gas, Janitorial/Trash Removal, Liability Ins, Real Estate Taxes, Water

Features

Roof: Pitch & Gravel Flooring: Concrete  
 Loading: None Construction: Concrete Block  
 Cooling: Central AC Sewer: Connected  
 Amenities: Other, Private Restroom  
 Utilities: Light Electricity  
 Parking: On Site, Street, Unassigned

Tax & Financial Information

TMK: 1-2-8-002-020-0000  
 Taxes/Mnthly: \$6,782 Tax Assess Imp: \$672,500 Terms Acceptable: Cash  
 Tax Year: 2024 Tax Assess Lnd: \$5,195,900 Buy Finance:  
 Tax Assess Tot: \$5,868,400 Spc Sales Cond: None

Exp Info Source: Accountant



Front of building with 112 feet frontage on S. King St.



Convenient parking in front of building.



Entry to restaurant/dining room.



Diamond Head side of building with balcony and exterior steps to service area and parking.



Rear of building with entry to kitchen/service area for delivery of products.



Ewa side of building with adjacent private shared driveway with additional parking and egress to S. King St.



Additional parking in back of restaurant leading out to private road.

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