



2045 Kamehameha IV Road
&
2161 Aoao Street
Mixed-Use Property: For Sale



2045 Kamehameha IV Road & 2161 Aoa Street is a unique owner-user or investor opportunity to acquire a well maintained 3-story, walk-up, concrete office building (approx. 9,872 sq.ft.) plus CMU warehouse (approx. 4,400 sq. ft.) on two contiguous parcels. The Property is located in Kalihi Valley and has easy access from either Like Like Highway or Kamehameha IV Road. Currently occupied by multiple tenants most on short-term tenancies. Extra income generated from the AT&T cellular antennae on the roof. 22+ parking stalls. Newer 202 panel photovoltaic system. The Property is conveniently located within 3 miles from the Daniel K. Inouye International Airport, Honolulu Harbors and the Central Business District. \$4,401 per month real property tax. 10' sewer easement along north border.

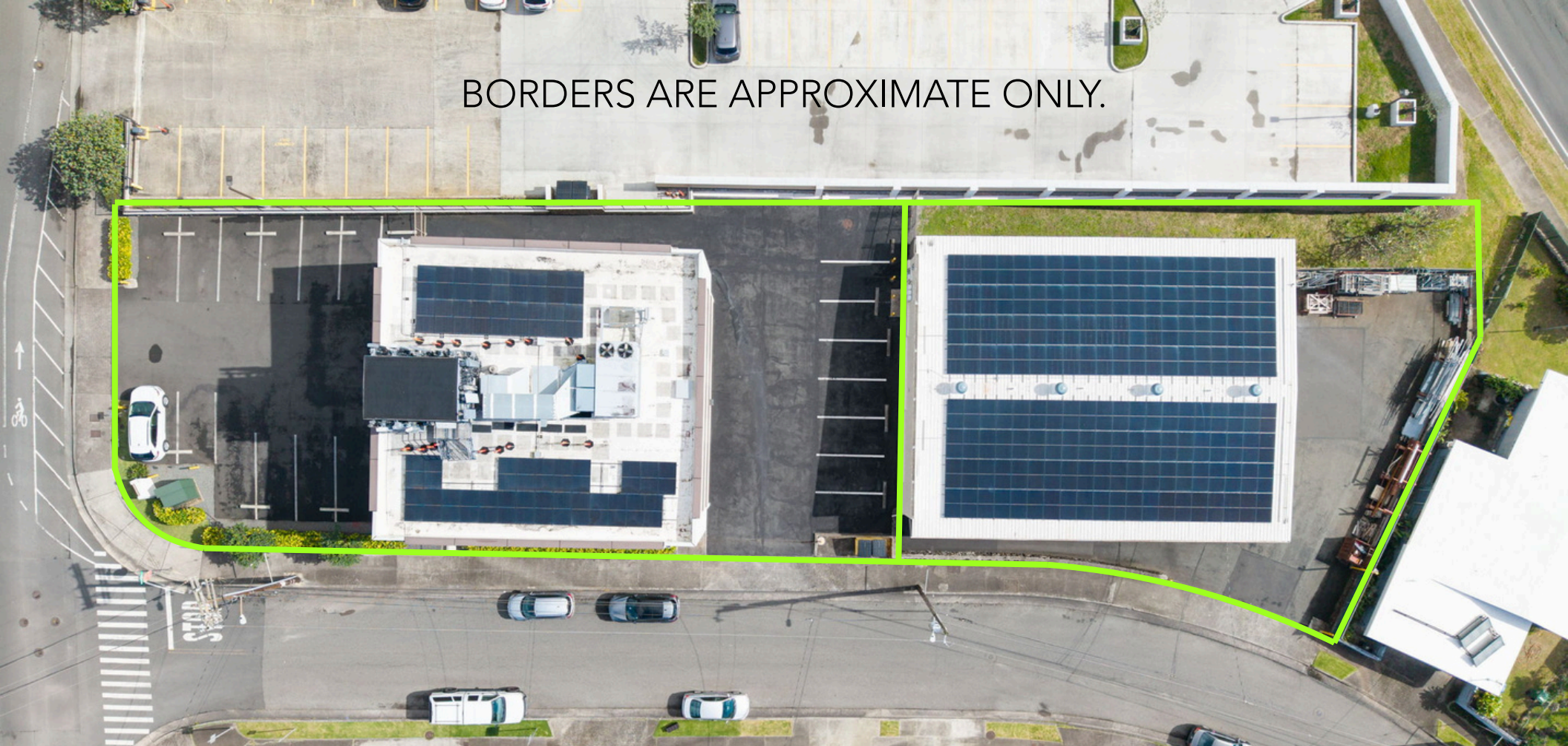


Central Business District

Honolulu Harbor

Daniel K. Inouye International Airport

BORDERS ARE APPROXIMATE ONLY.



Asking Price: \$5,295,000

Tax Map Keys: (1) 1-3-31: parcels 3 and 49

Land Tenure: Fee Simple

Land Area: 21,905 square feet total

Zoning: B-1 (neighborhood business)

Height Limit: 40 feet

Flood Zones: X - beyond 500 year flood plain

Parking: 22 stalls + open area

Improvements: (approximate)

- 2045 Kamehameha IV Road - built 1981
 - 3-story Office Bldg. ~ 9,872 sq. ft.
- 2161 Aoao Street - built 1972
 - Warehouse ~4,400 sq. ft.

Demographics*:	1 Mile	3 Mile	5 Mile
• Population	34,283	148,938	311,779
• Households	6,931	49,568	118,348
• Avg. Income	\$160,888	\$132,302	\$126,782

*ESRI



 **marcus**
REALTY



EXCLUSIVE LISTING AGENT:

Kevin Y. Nishikawa, R, CCIM

CEO/Partner

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Information deemed reliable but not guaranteed. *Parties to do their own due diligence to verify any and all information.