



1638 10th Avenue

Mixed-Use Owner-User Opportunity
in Palolo Valley For Sale





Asking Price: \$1,495,000

Tax Map Keys: (1) 3-3-40 parcel 12

Building Area: 5,400 square feet

Land Area: 4,365 square feet

Land Tenure: Fee Simple

Year Built: 1955

Zoning: R-5

Flood Zone: X

Rare opportunity to acquire a fully vacant mixed-use property in Palolo Valley. The property includes a former convenience store with five (5) parking stalls at street level, a 4-bedroom/4-bath apartment on the second floor, and an open basement with a restroom below the store.

With the entire building now vacant, the former convenience store presents an excellent opportunity for an owner-user to establish a convenience store or other permitted commercial use, subject to Buyer's own due diligence and verification. Commercial use is legal/non-conforming for the R-5 zoning.

Please call Listor for additional details. Showings are by appointment only. Please do not walk the property or disturb neighbors.





EXCLUSIVE LISTING AGENTS:

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