

144 KAMEHAMEHA AVE, HILO, HI 96720

MLS: [727693](#) | Active | Taxkey: [3-2-3-7-9](#) | Commercial

PHOTOS



LISTING DETAILS

PRICE: \$1,775,000	DOM: 0	DISTRICT: South Hilo	SUBDIVISION: HILO TOWN
LAND TENURE: Fee Simple	OWNERSHIP: Full	LOT: 2	PROJECT:
SALE TYPE: Standard Sale	RECORD SYS: Land Court	INCR/BLOCK:	FLOOD ZONE: AE, X
OCEANFRONT PARCEL: No	DISCLOSURE FORM: No	ZONING: CDH	LAVA ZONE: 3
ADDITIONAL INFO:		LAND AREA: 14,087 sqft	LIVING AREA: 17,993

PROPERTY DETAILS

SUB-TYPE: Office, Retail, Warehouse	BUSINESS TYPE:	BUSINESS LOCATION: Downtown	# OF RESTROOMS:
PARKING:	ROADS: County, Paved, Street Lights, Major Thoroughfare	OTHER SQFT (TOTAL):	YEAR BUILT: 1941
FRONTAGE: Road/Street	GARAGE AREA (TOTAL):	CARPORNT AREA (TOTAL):	CURRENT USE: Other (remarks), Retail, Warehouse
# OF STORIES:	# OF UNITS: 1	EASEMENT: Other (remarks)	

Public Remarks:

Exceptional Commercial Opportunity in Heart of Downtown Hilo

Property Overview

Located at 144 Kamehameha Ave, this substantial asset represents a rare acquisition in East Hawaii's premier business district. The property encompasses approximately 13,539 square feet of building area, complemented by an expansive 4,231 square foot mezzanine designed for storage and receiving operations. Operational efficiency is enhanced by a side easement driveway, providing truck access. The CDH (Downtown-Hilo Commercial District) zoning offers versatile commercial potential, allowing for various uses to be verified through buyer due diligence. Its proximity to the Hilo waterfront and local amenities makes it an ideal choice for owners or investors looking for a strategic repositioning project. The property is offered in as-is condition.

Property Highlights

- Prime Downtown Hilo location on Kamehameha Avenue
- Zoned CDH
- Approx. 13,539 SF building area per tax records
- Additional approx. 4,231 SF mezzanine area
- Mezzanine suited for storage and receiving
- Side easement driveway
- Access suitable for trucks
- Large commercial footprint in central Hilo
- Near the Hilo Farmers Market, waterfront, restaurants, retail, and services

- Potential owner-user or investment opportunity
- Possible repositioning potential, subject to buyer verification
- Property offered as-is
- Building has office spaces, huge storage rooms, massive retail area and so much potential for owner to create an "all-in-one" location.
- Sale includes Tax Map Keys (3) 2-3-07: 09 & (3) 2-3-07: 39.
- Phase I & II Environmental Site Assessment Reports completed

Amazing opportunity to purchase a prime property located on Kamehameha Avenue, across the street from Hilo Bayfront, in the center of Hilo's business and tourist activities.

Buyers are to do their own due diligence with regards to the information provided.

Agent Remarks:

Please use ShowingTime to set up showings.

Contact Cathy Fedak 808-936-3982 or Danielle Mckim 808.365.6262 for more information.

Please submit offers on a Commercial Real Property Purchase and Sale Agreement (PSA). Sold As Is.

SF and Property Taxes noted combine both properties.

Note: Information on property occasionally comes up under 138 Kamehameha Ave.

Information here is deemed accurate but not guaranteed. Agents and buyers are to do their own due diligence with regards to the information provided here and the property itself.

Driving Directions:

Located at the corner KALAKAUA STREET and KAMEHAMEHA AVE. Downtown Hilo.

UTILITIES/FEATURES

POWER: Overhead	WASTEWATER: Sewer-Connected	TELEPHONE AVAIL: Cell, Cable, Land Line, Satellite	CC&R'S: No
WATER: County	TV AVAIL: Cable, Satellite, Other (remarks)	INTERNET AVAIL: Cable, DSL, Fiber-Optic, Satellite, Wireless	PETS ALLOWED:
HEATING/COOLING:	POOL:	WINDOW COVERS:	SECURITY:
WASHER/DRYER:	WATER FEAT:	FIREPLACE:	FENCING:
APPLIANCES:		KITCHEN:	SCHOOLS:
OTHER FEATURES:			

FINANCIAL DETAILS

CURRENT TAXES: \$1,619.95	ASSESSED BLDG: \$1,113,100	ASSESSED LND: \$366,900	TOTAL EXEMPTION AMT: \$0
SPEC. ASSESS.:	ONE-TIME SPECIAL ASSESSMENT AMOUNT:	ROAD MAINT/YR:	PRICE PER SQFT:
MONTHLY ASSN.:	SPEC. ASSESS. AMT.:	OTHER FEES:	TERMS ACCEPT.: Cash, Conventional
GROSS INCOME/YEAR:	MONTHLY MAINT.:	GROSS EXPENSES/YEAR:	FINANCIAL AVAILABLE: Appraisal
	GROSS INCOME:		GROSS EXPENSES:

Special Assessment Remarks :

LISTING AGENT AND OFFICE

	Name	Phone	Fax	Email	HISID
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	Name	Phone	Fax	Email	HISID
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