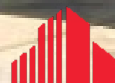


1246 S. KING STREET & 1012 AKALA LANE

Excellent Owner-User
or Redevelopment
Opportunity in Central
Honolulu

ADDRESS	1246 S. King Street Honolulu, HI	1012 Akala Lane Honolulu, HI
PROPERTY TYPE	Freestanding Restaurant/ Retail Building	Multifamily Single-Story Duplex-One 2-Bed/1-Bath & One 3-Bed/1-Bath
ASKING PRICE	\$1,250,000	\$1,000,000
NOI 2018 ACTUAL	N/A (Vacant)	Ask Listor For Details
TAX MAP KEY	(1) 2-4-4:66	(1) 2-4-4:67
TENURE	Fee Simple	Fee Simple
BUILDING SIZE	1,326 SF	1,728 SF
LAND AREA	2,711 SF	3,440 SF
YEAR BUILT	1949 / 1959 Effective	1931
ZONING	BMX-3	BMX-3
PARKING	4 Stalls	2 Stalls
HEIGHT LIMIT	150 Feet	150 Feet
FLOOR AREA RATIO	2.5	2.5

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PROPERTY DESCRIPTION

1246 S. King Street is a perfect owner-user opportunity for a restaurateur or retailer. The building is equipped with restaurant infrastructure in-place. The site benefits from excellent street visibility along the major thoroughfare, King Street.

1012 Akala Lane is a single-story multifamily duplex consisting of one 2-bedroom/1-bathroom unit and one 3-bedroom/1-bathroom unit adjacent to 1246 S. King Street. There is tremendous upside potential by renovating the units and increasing the existing under market rents.

Together, the parcels pose a prime redevelopment opportunity in central Honolulu. The subject sites are zoned BMX-3, Community Business Mixed Use District. Zoning allows for 150-foot height limit and a 2.5 floor area ratio.

The properties are being offered for sale together.



INVESTMENT HIGHLIGHTS



**Owner-User
Opportunity with
Existing Restaurant
Fixtures**



**Below Market Rents
with Upside Potential**



**Redevelopment
Opportunity**



Fee Simple Offering



**High Vehicle Traffic
and Visibility**



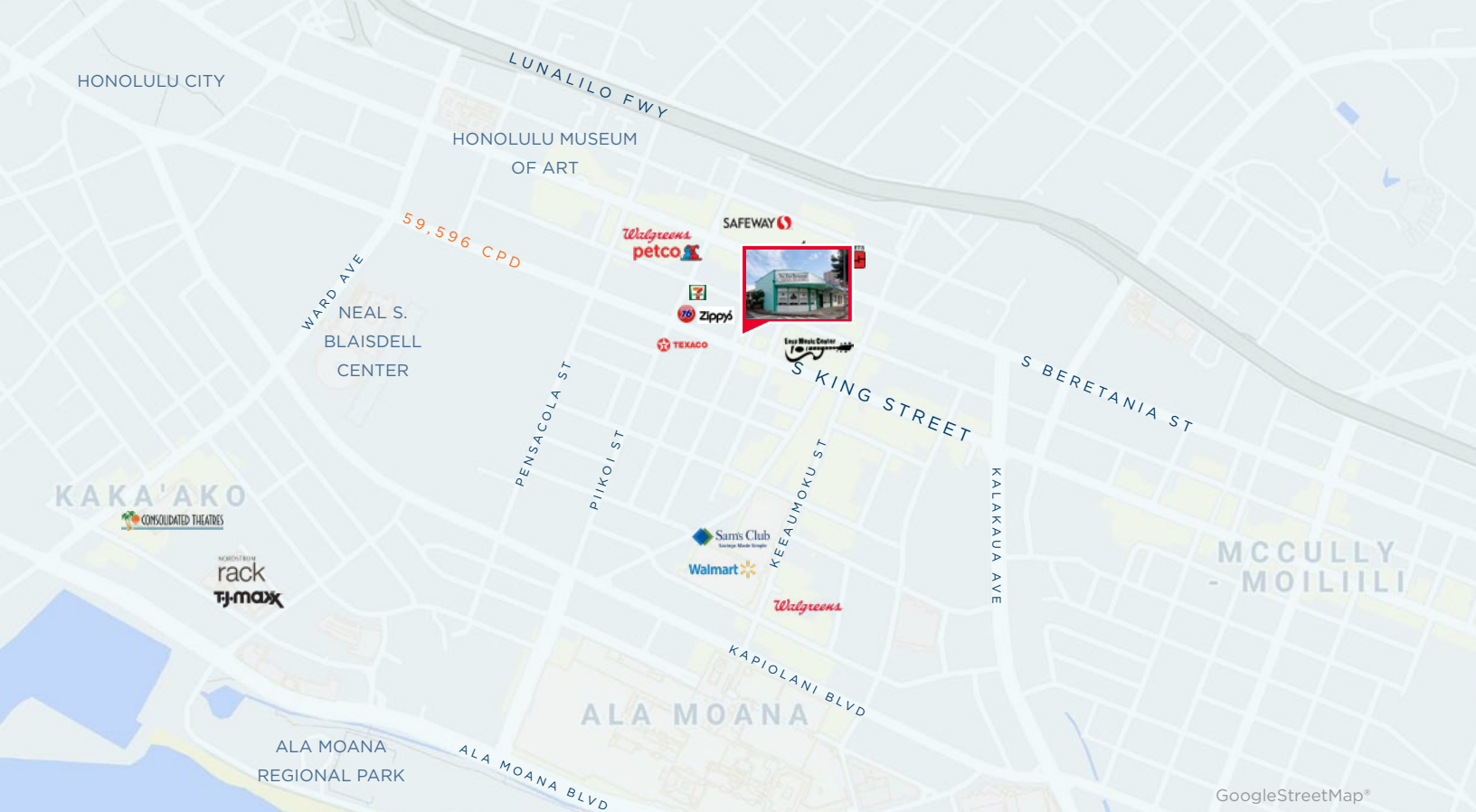
**Well-Located Asset on
Major Thoroughfare**



**Convenient Central
Honolulu Location**



**Excellent Public
Transportation**



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 TOTAL POPULATION:	72,907	239,191	318,207
2019 TOTAL HOUSEHOLDS:	35,585	101,537	123,619
MEDIAN HH INCOME:	\$61,479	\$64,222	\$67,981
AVG HOUSEHOLD SIZE:	1.90	2.10	2.30
MEDIAN HOME VALUE	\$557,617	\$651,873	\$716,925

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