

9 S. WAKEA AVENUE

KAHULUI, HAWAII

EXCELLENT DEVELOPMENT OPPORTUNITY
CENTRALLY LOCATED WITHIN MAUI'S COMMERCIAL DISTRICT



CUSHMAN &
WAKEFIELD

ChaneyBrooks

9 S. WAKEA AVENUE KAHULUI, HAWAII

Property Description

Cushman & Wakefield ChaneyBrooks is proud to offer an excellent development opportunity in Kahului, Maui. This 19,607 square foot site is located along major thoroughfare Queen Kaahumanu Avenue, at the signalized corner directly across from the University of Hawaii Maui College and adjacent to the popular Queen Kaahumanu Center. The asset is centrally positioned near Maui's commercial district, residential condos, hotels, the Kahului Airport and Kahului Harbor. The property's M-2 zoning allows for a wide range of permitted uses including those permitted within the B-1, B-2, and B-3 business districts and the M-1 light industrial district.

Property Summary

ASKING PRICE	\$1,800,000
ADDRESS	9 S. Wakea Avenue Kahului, Maui, Hawaii
TAX MAP KEY	(2) 3-8-52: 1
TENURE	Fee Simple
LAND AREA	19,607 SF
ZONING	M-2 – Heavy Industrial District

WATER

The lot is equipped with water stubbed to the Property through a 5/8" pipe.



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Development Overview

The Property offers an excellent opportunity to development a wide range of commercial and industrial uses in the heart of Maui's commercial district.

ZONING	M-2 - Heavy Industrial District Also includes any use permitted in the B-1, B-2 and B-3 business districts and M-1 light industrial district		
MINIMUM LOT AREA	10,000 SF		
MINIMUM LOT WIDTH	75 Feet		
MAXIMUM BLDG HEIGHT	90 Feet		
MINIMUM YARD SETBACK <i>FRONT/SIDE/REAR</i>	0 or the same as the adjoining zoning category whichever is greater		
ACCESSORY STRUCTURES ALLOWED W/IN SETBACK AREA	Boundary walls, parking area, trash enclosures, and ground signs		
PERMITTED USES	Any use permitted in the B-1, B-2 and B-3 business districts and M-1 light industrial district; provided, however, that no building, structure or portion thereof shall be hereafter erected, converted, or moved onto any lot in an M-2 heavy industrial district for dwelling purposes, including hotels, motels, or apartments except living quarters used by watchmen or custodians of an industrially used property		
	<u>M-1</u> <ul style="list-style-type: none"> • Commercial laundries • Harbor facilities • Manufacturing • Tire repair operation • Warehouse, storage, loft bldgs • Wholesale business 	<u>B-2</u> <ul style="list-style-type: none"> • Automobile services • Drive-in restaurants • Eating & drinking establishments • General office • Personal & business services 	<u>B-3</u> <ul style="list-style-type: none"> • Drugstores • Gasoline retailing • Grocery & meat markets • Ice cream or snack counters • Liquor stores • Service business residential
	Uses that would require a zoning change or variance: Multifamily dwellings, duplexes; Nursing and convalescent homes; Transient vacation rentals [not to exceed 20 bedrooms]		

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Investment Highlights



GREAT VISIBILITY AT HIGH TRAFFIC SIGNALIZED CORNER

Corner location along the main thoroughfare, Queen Kaahumanu Avenue and Wakea Avenue with over 29,572 cars passing by the property daily.



PRIME LOCATION

Conveniently located adjacent to Maui's largest, award-winning lifestyle shopping center - Queen Kaahumanu Center, and directly across from the main entrance to UH Maui College.



CENTRAL & CONVENIENT LOCATION IN DIVERSE NEIGHBORHOOD

The immediate neighborhood has highly diverse uses, including a hotel, residential condos, University of Hawaii Maui College, the Maui Arts and Cultural Center, commercial retail/offices, Queen Kaahumanu Shopping Center, the Kahului Harbor, and Kahului Airport.



WIDE RANGE OF PERMITTED USES UNDER ZONING

Permitted uses under M-2 Heavy Industrial District zoning also includes any use permitted in the B-1, B-2 and B-3 business districts and M-1 light industrial district; as long as it is not used for dwelling purposes.

• IDEAL USES:

- » Drive-in restaurants
- » Eating & drinking establishments
- » Drugstores
- » Liquor stores
- » Other commercial or industrial uses
- » Office buildings
- » Tire repair operation
- » Automobile services
- » Gasoline retailing



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FOR MORE INFORMATION, CONTACT:

ANTHONY PROVENZANO (B) SIOR, CCIM
Senior Vice President
+1 808 387 3444
aprovenzano@chaneybrooks.com

KELLY A. VEA (S)
Senior Associate
+1 808 489 2703
kvea@chaneybrooks.com

1440 Kapiolani Boulevard, Suite 1010 | Honolulu, Hawaii 96814 | Main +1 808 544 1600 | Fax +1 808 544 9574
www.chaneybrooks.com

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