

EXCELLENT DEVELOPMENT OPPORTUNITY
CENTRALLY LOCATED WITHIN MAUI'S COMMERCIAL DISTRICT



9 S. WAKEA AVENUE KAHULUI, HAWAII

Property Description

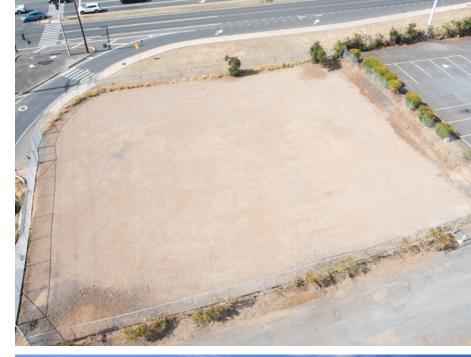
Cushman & Wakefield ChaneyBrooks is proud to offer an excellent development opportunity in Kahului, Maui. This 19,607 square foot site is located along major thoroughfare Queen Kaahumanu Avenue, at the signalized corner directly across from the University of Hawaii Maui College and adjacent to the popular 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 FRONT/SIDE/REAR	O 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		/ ·/ / / / / / S/ / / / ·/ ·/ / / / / /		
	 M-1 Commercial laundries Harbor facilities Manufacturing Tire repair operation Warehouse, storage, loft bldgs Wholesale business Uses that would require a zoning convalescent homes; Transient va			

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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.

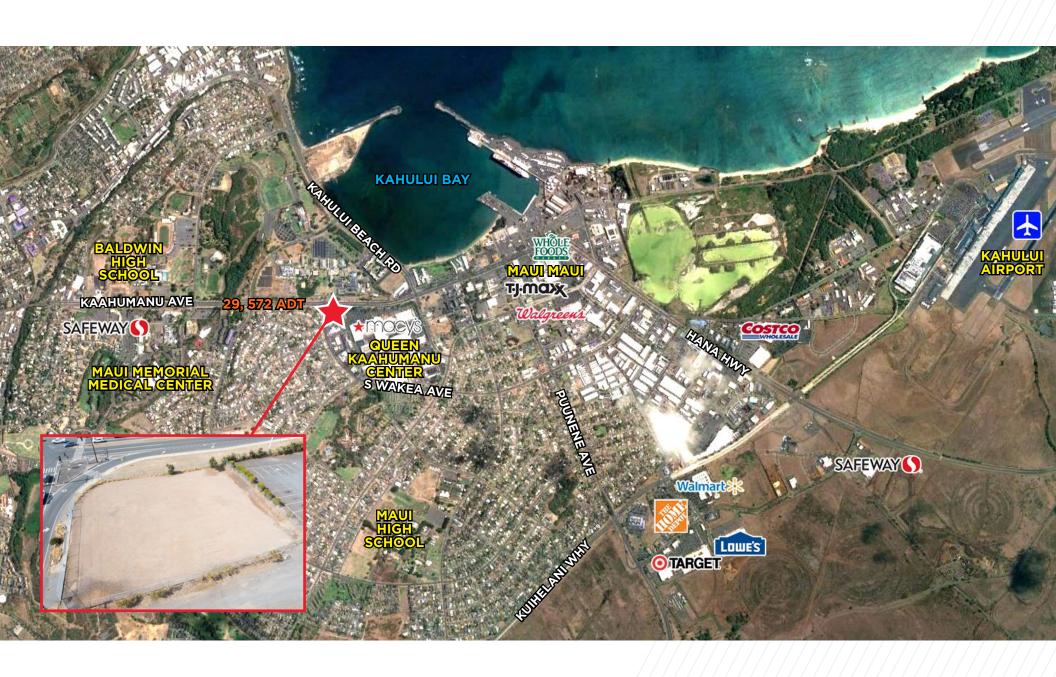
• IDEAL USES:

- » 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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