

# 704 SHERIDAN

NEXT TO SAM'S CLUB | HONOLULU



**FOR SALE**

\$3,800,000 | Fee Simple



CUSHMAN &  
WAKEFIELD

ChaneyBrooks



# OPPORTUNITY

Cushman and Wakefield Chaney Brooks is pleased to present 704 Sheridan for sale. This mixed-use commercial zoned property presents an amazing opportunity to own commercial property for use or investment. 704 Sheridan is situated central to 8 major high-rise developments either recently completed or currently in a development phase. Near major surfaces streets, freeway access, condos, hotels – this property showcases LOCATION!



# INVESTMENT DETAILS

<b>Price</b>	\$3,800,000 (Fee Simple)		
<b>Address</b>	704 Sheridan Street, Honolulu, Hawaii 96814		
<b>TMKs</b>	(1) 2-3-14: 1		
<b>Zoning</b>	BMX-3   Community Business Mixed Use		
<b>Land Area</b>	10,262 SF		
<b>Flood Zone</b>	Zone X - Beyond 500 Year Flood Plain		
<b>Tsunami Zone</b>	Outside of Tsunami Zone		
<b>Height Limit</b>	150'		
<b>Building</b>	<b>BUILDING 1</b>	<b>BUILDING 2</b>	<b>TOTAL</b>
	3,069 SF	1,335 SF	4,404 SF
<b>Year Built</b>	1960 - 1962		
<b>Construction</b>	Masonry		
<b>Parking</b>	12 stalls and 1 loading area		
<b>Utilities</b>	HECO, Board of Water		
<b>Features</b>	<ul style="list-style-type: none"> <li>• Formerly used as a bar/lounge</li> <li>• Separate, single-story buildings</li> <li>• Wide, accessible driveway</li> <li>• Corner lot with high visibility</li> <li>• Grease trap</li> <li>• Easy access and wide driveway</li> <li>• Located across from Walmart and Sam's Club</li> </ul>		



# OPPORTUNITY HIGHLIGHTS



## Flexible zoning

The mixed-use commercial zoning allows for a wide range of uses.

## Separate buildings

Two separate buildings allow one to differentiate operations on one location.

## Growing neighborhood

Walking distance to four newly constructed high-rise developments and three developments in the planning phase, and more slated for the future.

## Corner lot

This highly visible, corner location sits just across from the Sam's Club and Walmart complex in Honolulu.

## Walkability

704 Sheridan sits in the middle of the Ala Moana neighborhood which is quickly becoming the next Live-Work-Play community.

## Access

The property is minutes to major surface streets and freeway access.

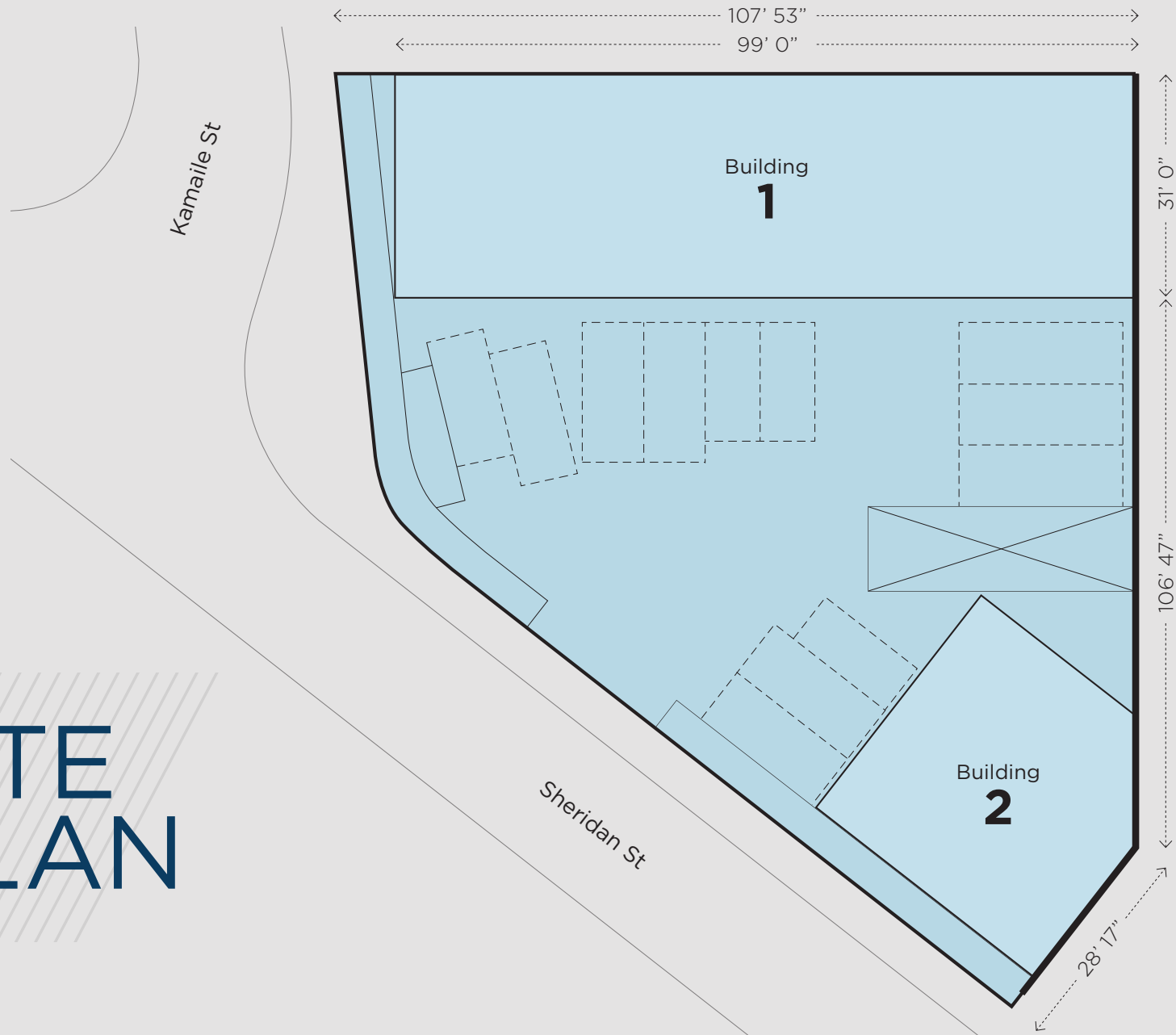
## Wide driveway

The wide driveway further enhances accessibility to the site.

## Transit Oriented Development Benefits

Transit Oriented benefits will still be awarded as outlined in the Ala Moana TOD Plan.

# SITE PLAN





# 704 Sheridan



For more information, please contact:

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