



ChaneyBrooks

COMMERCIAL
CONDO FOR SALE
NEAR UH MANOA

PRICE REDUCTION

University Plaza

931 University Avenue, Unit 305

HONOLULU, HAWAII 96826



PROPERTY SUMMARY

ASKING PRICE	\$124,900
ADDRESS	University Plaza 931 University Avenue, Unit 305 Honolulu, Hawaii 96826
TAX MAP KEY	(1) 2-7-16: 2, CPR No. 47
TENURE	Leasehold
GROUND LEASE EXPIRATION	January 27, 2035
CURRENT GROUND RENT	\$2,183.58/month until January 27, 2031
CURRENT MAINTENANCE FEE	\$1,291.99/month
LEASABLE AREA	1,273 SF
YEAR BUILT / RENOVATED	1959 (1969 effective) / 2019
ZONING	BMX-3 - Community Business District
PARKING	1 Designated Stall

PROPERTY DESCRIPTION

The subject 1,273 square foot mixed-use condo unit was beautifully renovated in 2019. This corner unit is equipped with a fully built out kitchen, upgraded flooring, a lychee countertop entryway, an upgraded and expanded restroom and an upgraded split system air conditioner. The unit was previously used as a showroom for a construction company and is in turnkey condition.

University Plaza hosts a variety of businesses and some residential units as allowed under the wide range of permitted uses under BMX-3 zoning. The site is located in the heart of Moiliili, close to main thoroughfare, bus routes, the University of Hawaii at Manoa, Waikiki and the H-1 Freeway.

INVESTMENT HIGHLIGHTS

- Owner-User Opportunity in Turnkey Condition
- Versatile Mixed-use Unit with Flexible BMX-3 Zoning and Diverse Consumer Base
- Renovated in 2019 with Upgrades
- Known Ground Rents Through January 27, 2031
- Convenient Location Close to Bus Routes, Waikiki, the University of Hawaii at Manoa and H-1 Freeway



DEMOGRAPHICS (3-MILES)

2022 POPULATION	211,858
2022 HOUSEHOLDS	97,230
AVG HH INCOME	\$96,764



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