

25 & 31 N. KING STREET

HONOLULU, HI 96813

FOR SALE LH

OWNER-USER OPPORTUNITY
WITH RENTAL INCOME

PRICE IMPROVEMENT



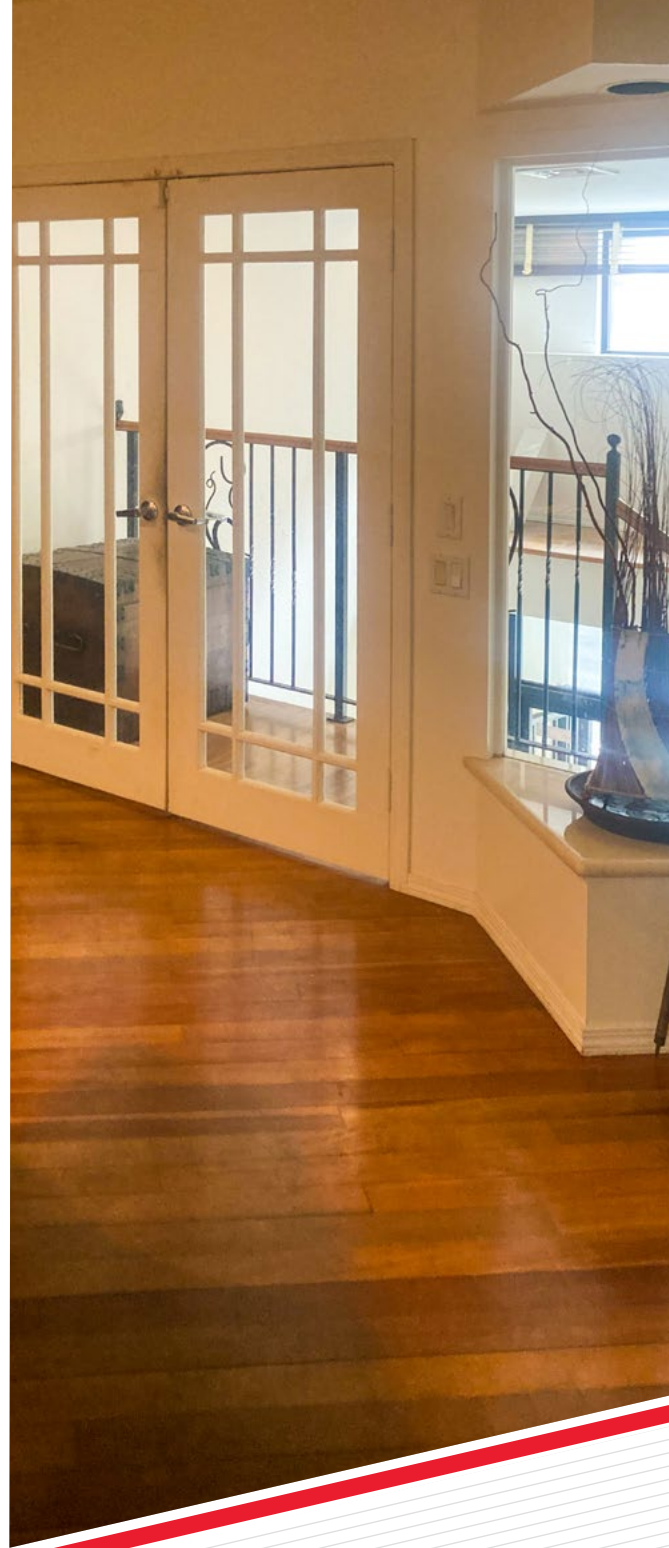


PROPERTY SUMMARY

ASKING PRICE	\$200,000
ADDRESS	25 & 31 N. King Street Honolulu, HI 96813
TAX MAP KEY	(1) 1-7-2: 38
TENURE	Leasehold
GROUND LESSOR	Loyalty Associates
GROUND LEASE EXPIRATION	June 30, 2043
KNOWN GROUND RENT	\$43,560 thru June 30, 2033
BUILDING SIZE	4,138 SF
LEASABLE AREA	1,087 SF First Floor 2,206 SF Second Floor <u>418 SF Second Floor Lanai</u> 3,711 SF
LAND AREA	2,804 SF
ZONING	BMX-4, Central Business Mixed-Use
SPECIAL DISTRICT	Chinatown Special District Chinatown Historical District

INVESTMENT HIGHLIGHTS

- **EXCELLENT OWNER-USER OPPORTUNITY** - This offering presents an excellent opportunity for a buyer to occupy the upstairs unit while offsetting ownership costs with rental revenue from the tenant occupying the downstairs unit.
- **SEPARATE ENTRANCES** - Both units have their own separate entrance, secured with wrought iron gates.
- **PRIME LOCATION** - The site is within walking distance of Honolulu's Central Business District, world-class dining, recreational activities, shopping and nightlife. It is easily accessible from the H-1 Freeway.
- **FLEXIBLE ZONING** - The property is zoned BMX-4, Central Business Mixed-Use, allowing for a wide range of permitted uses, including retail, office, eating establishments, and multifamily dwellings, with the possibility of an owner's or caretaker's accessory dwelling (with a special accessory use).
- **HIGH PEDESTRIAN & VEHICLE TRAFFIC** - The property benefits from both high pedestrian and vehicle traffic along the major thoroughfare, King Street.
- **DIVERSE CONSUMER BASE** - The area attracts a wide range of consumers including CBD professionals, Chinatown patrons, artists, foodies, and both locals and tourists.



PROPERTY DESCRIPTION

The 2-story building is approximately 3,711 square feet of leasable area (including the lanai). The property is along the main thoroughfare, King Street, in Honolulu's Chinatown, adjacent to the Central Business District. The building has two entrances, each secured with wrought iron gates, allowing for separate private entrances for the ground floor and second floor tenants.

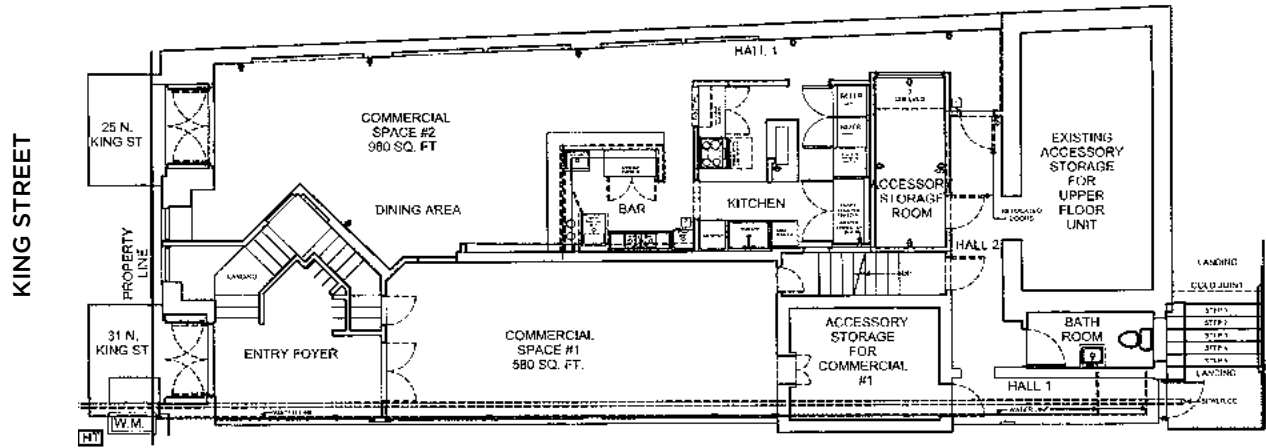
The 1,087 square foot ground floor was recently renovated and is currently occupied by Hanale by Islander Sake Brewery, a Japanese restaurant specializing in brewing premium handcrafted sake. The popular brewery has received 4.8 stars on both Yelp and OpenTable. The building was originally built as a financial institution with a large walk-in vault on the ground floor which could serve as a desirable focal point for a future speak-easy bar.

The second floor is 2,206 square feet with a large 418 square foot outdoor lanai. The space is partitioned into cubicles with a large skylight over the center of the space. The second level will be vacant at closing and ideal for an architecture, law, CPA or marketing/advertising firm.

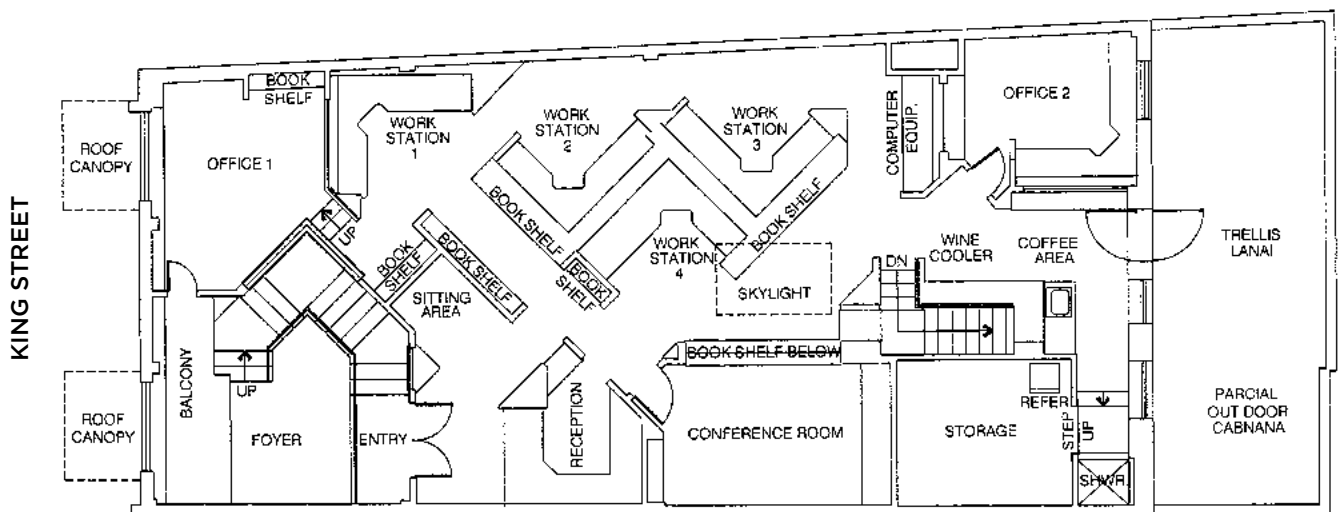


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR





HONOLULU'S CHINATOWN DISTRICT OVERVIEW

The property is situated in Honolulu's Chinatown Historical District which is listed on the Oahu and National Registries of Historic Places. Established during the 1840s and 1850s, Chinatown Honolulu is one of the oldest Chinatown neighborhoods in the United States. In recent years, there has been a revival of the area as it has continued to grow into one of the city's most popular urban spots for both locals and visitors. Chinatown's historic buildings are home to an eclectic mixture of top culinary restaurants, trendy bars, clothing boutiques, art galleries, street markets, herbalists, lei makers, antique dealers, temples and the historic Hawaii Theatre. The site is adjacent to Honolulu's Central Business District ("CBD") and the art district. This asset does not include on-site parking, however properties in the Chinatown district are not required to provide parking for their tenants and customers. There are several municipal and private parking structures in the immediate vicinity as well as metered street parking.

PHOTOS





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