

BACK ON THE MARKET



ChaneyBrooks

1246 S. KING STREET & 1012 AKALA LANE

HONOLULU, HI 96814

Excellent Owner-User or Redevelopment Opportunity in Central Honolulu

ASKING PRICE: \$2,550,000

PROPERTY SUMMARY

ADDRESS	1246 S. King Street Honolulu, HI	1012 Akala Lane Honolulu, HI
PROPERTY TYPE	Freestanding Restaurant/ Retail Building	Multifamily Single-Story Duplex-One 2-Bed/1-Bath & One 3-Bed/1-Bath
TAX MAP KEY	(1) 2-4-4:66	(1) 2-4-4:67
TENURE	Fee Simple	Fee Simple
BUILDING SIZE	1,326 SF	1,728 SF
LAND AREA	2,711 SF	3,440 SF
YEAR BUILT	1948 / 1959 Effective	1931
ZONING	BMX-3	BMX-3
PARKING	4 Stalls	2 Stalls
HEIGHT LIMIT	150 Feet	150 Feet
FLOOR AREA RATIO	2.5	2.5

PROPERTY DESCRIPTION

1246 S. King Street is a perfect owner-user opportunity for a restaurateur or retailer. The building is equipped with restaurant infrastructure in-place. The site benefits from excellent street visibility along the major thoroughfare, King Street.

1012 Akala Lane is a single-story multifamily duplex consisting of one 2-bedroom/1-bathroom unit and one 3-bedroom/1-bathroom unit adjacent to 1246 S. King Street. There is tremendous upside potential by renovating the units.

Together, the parcels pose a prime redevelopment opportunity in central Honolulu. The subject sites are zoned BMX-3, Community Business Mixed Use District. Zoning allows for 150-foot height limit and a 2.5 floor area ratio.

The properties are being offered for sale together.



INVESTMENT HIGHLIGHTS



**Owner-user opportunity
with existing restaurant
fixtures**

Fee simple offering

Redevelopment Opportunity

**High vehicle traffic and
visibility**

**Well-located asset on major
thoroughfare**

**Convenient central Honolulu
Location**

**Excellent public
transportation**



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	86,606	253,165	336,264
2024 Total Households	42,744	111,296	135,325
Median HH Income	\$69,706	\$70,330	\$74,899
AVG Household Size	1.9	2.1	2.3
Median Home Value	\$648,741	\$723,648	\$796,264



3-MILE POPULATION
253,165



3 MILE HH
111,296



CONTACT ME

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