

For Sale - Fee Simple

**321 Mokauea Street
Honolulu, Hawaii 96819**

**Investment
Opportunity**



Property Description

Built in 1980, this well constructed building is demised into 4 units that are leased to 2 quality tenants that have long-term leases. Excellent income on these two quality tenants.

Location Description

Conveniently located in Honolulu with Nimitz Highway frontage. This property is within a three mile radius of the CBD of Honolulu, Honolulu Harbor, and Honolulu International Airport. And within five miles of Ala Moana Shopping Center, and Waikiki.

Key Benefit

Rarely available property with priceless exposure on Nimitz Highway! Over 83,000 cars per day pass right by this property!

Property Summary

Area: Kalihi-Kai (Honolulu)
Land: 4,988 square feet
Building: 6,348 sf of Leasable Area
Unit A: 1,152 sf - Warehouse
532 sf - 1st Floor Office
350 sf - 2nd Floor Office
406 sf - Mezzanine
Unit B: 877 sf - Warehouse
Unit C: 877 sf - 1st Floor Showroom
877 sf - 2nd Floor Office
Unit D: 877 sf - Warehouse
400 sf - Mezzanine
TMK: (1) 1-2-005:016
Zoning: IMX-1 (Industrial-Commercial Mixed Use)
Asking Price: \$3,000,000.00 (FS)
Net Income: >\$125,000 annually



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