

Warehouse Fully Leased Investment Offering \$1,450,000 Fee Simple



47 La'a Street, Unit 65A
Kahului, Hawaii

Exclusively offered For Sale by

BEN WALIN, CCIM R(B) AND GRANT E. HOWE, CCIM R (B)



COMMERCIAL PROPERTIES
OF MAUI

444 Hana Highway, Suite C, Kahului, HI 96732
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www.mauibiz.com |



47 La'a Street, Unit 65A



Kahului, Maui, Hawaii

PRICE	\$1,450,000 FS
UNIT AREA	4,662 SQ FT
PRICE /SQ FT (BLDG)	\$311.02 /SQ FT
INCOME 2018	\$77,768.00
ADDRESS	47 LA'A STREET
TMK	(2) 3-8-97-65
CPR	0001
ZONING	VMX
YEAR BUILT	2016
PARKING	14 Stalls
CAP RATE	5.4%

Newly constructed warehouse condominium in the Maui Lani Village Center with on-site parking. Constructed with Steel framing, fire sprinklers, Kingspan insulated wall panels and Dense glass with EFS exterior coating

2.5% Commission to Cooperating Brokers.

The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be construed.

TENANT

Aloha Cross Fit
www.crossfitaloha.com

Aloha Cross Fit occupies the entire condo unit. The lease is Triple Net and Tenant pays all operating expenses currently estimated at \$0.35/SF.

Base Rent: \$6,480.70/mo. Jan-Dec '18
Base Rent has annual step ups

Term: Lease expires on 1/31/2022



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Property Photos



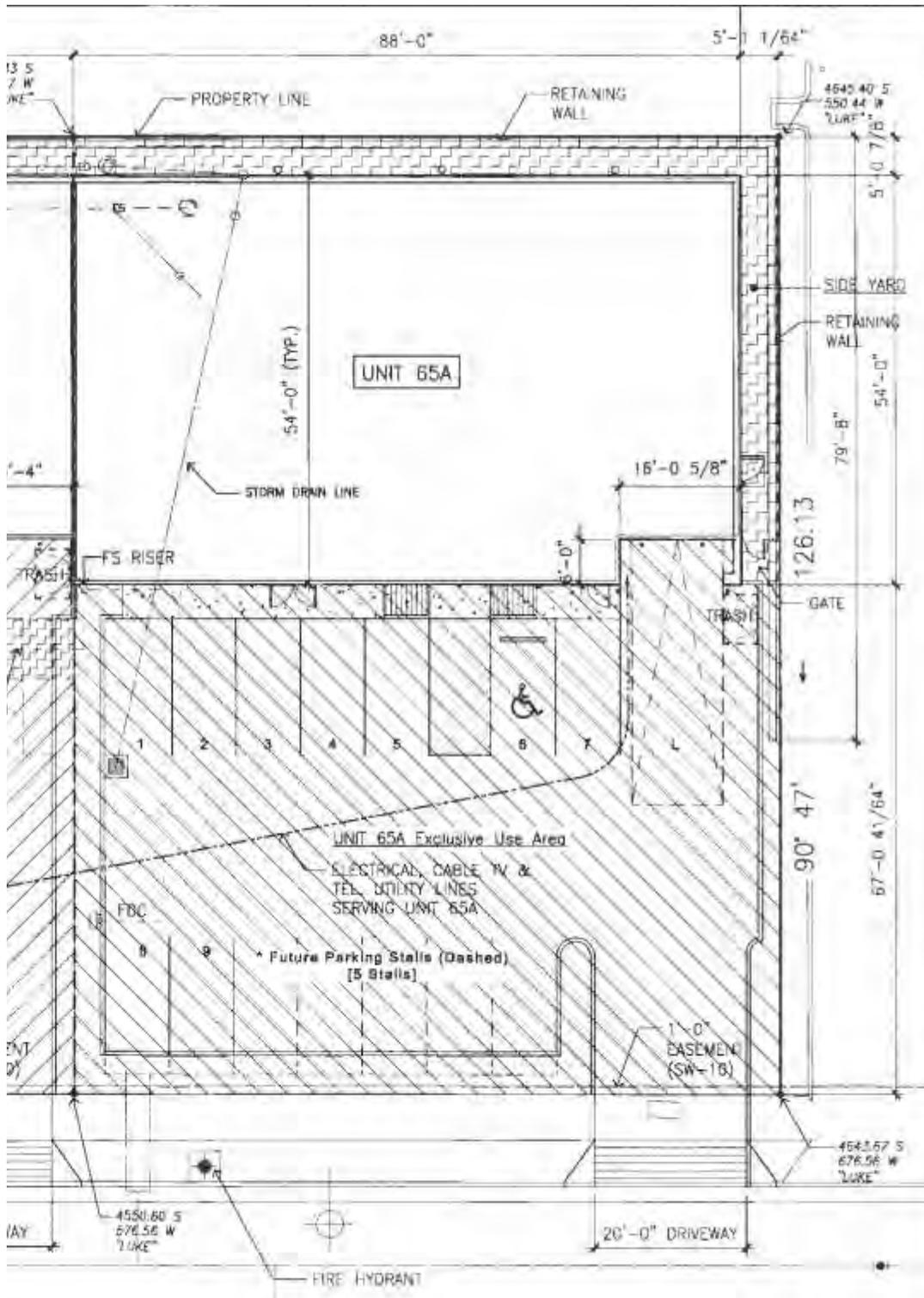
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Site Plan



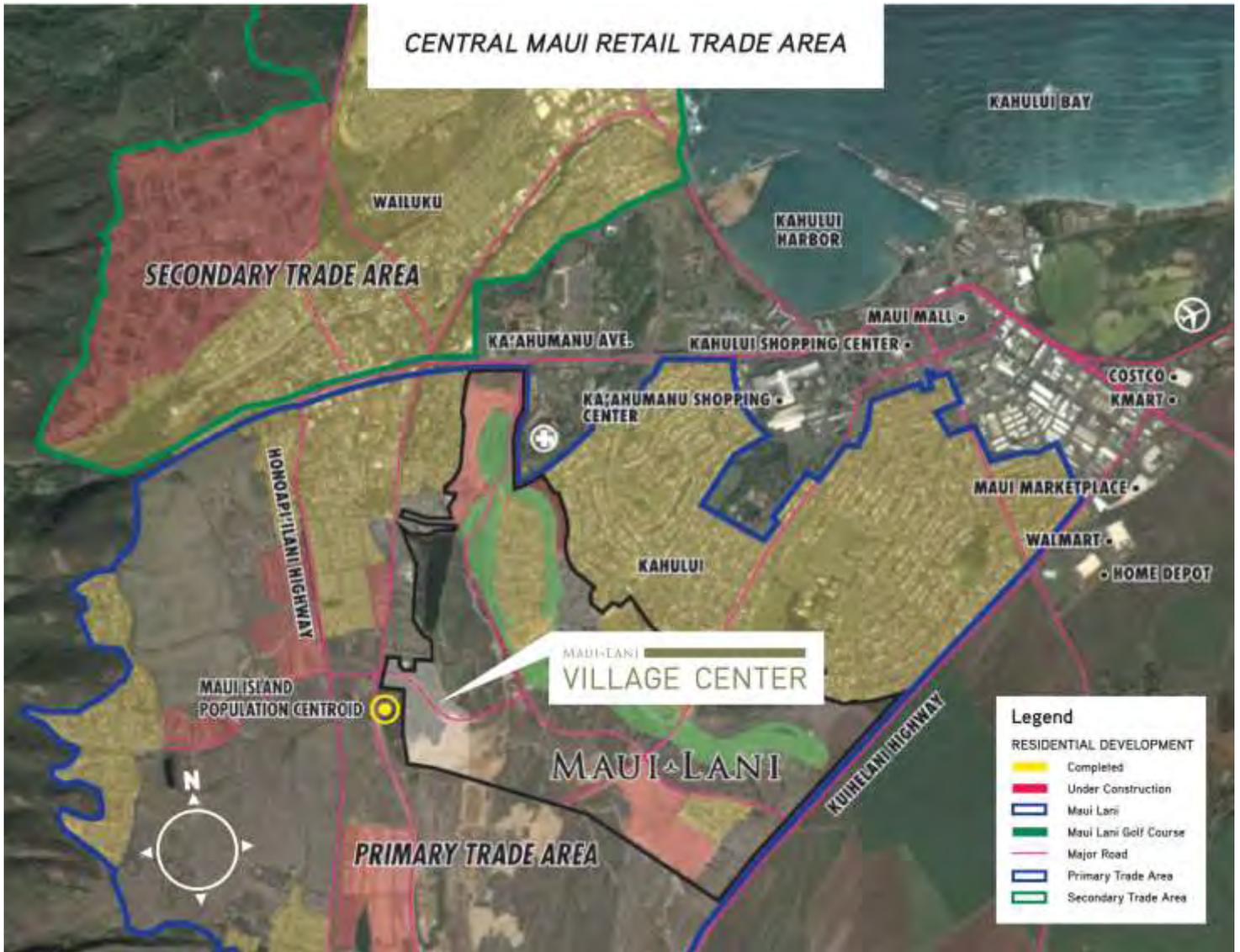
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Aerial View



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