

Warehouse Investment Offering



325 Pakana Street, Units 1 & 2
Wailuku, Maui

Exclusively offered For Sale by

BRANDON MCCORMICK R(S) AND GRANT E. HOWE, CCIM R (B)



COMMERCIAL PROPERTIES
OF MAUI

444 Hana Highway, Suite C, Kahului, HI 96732

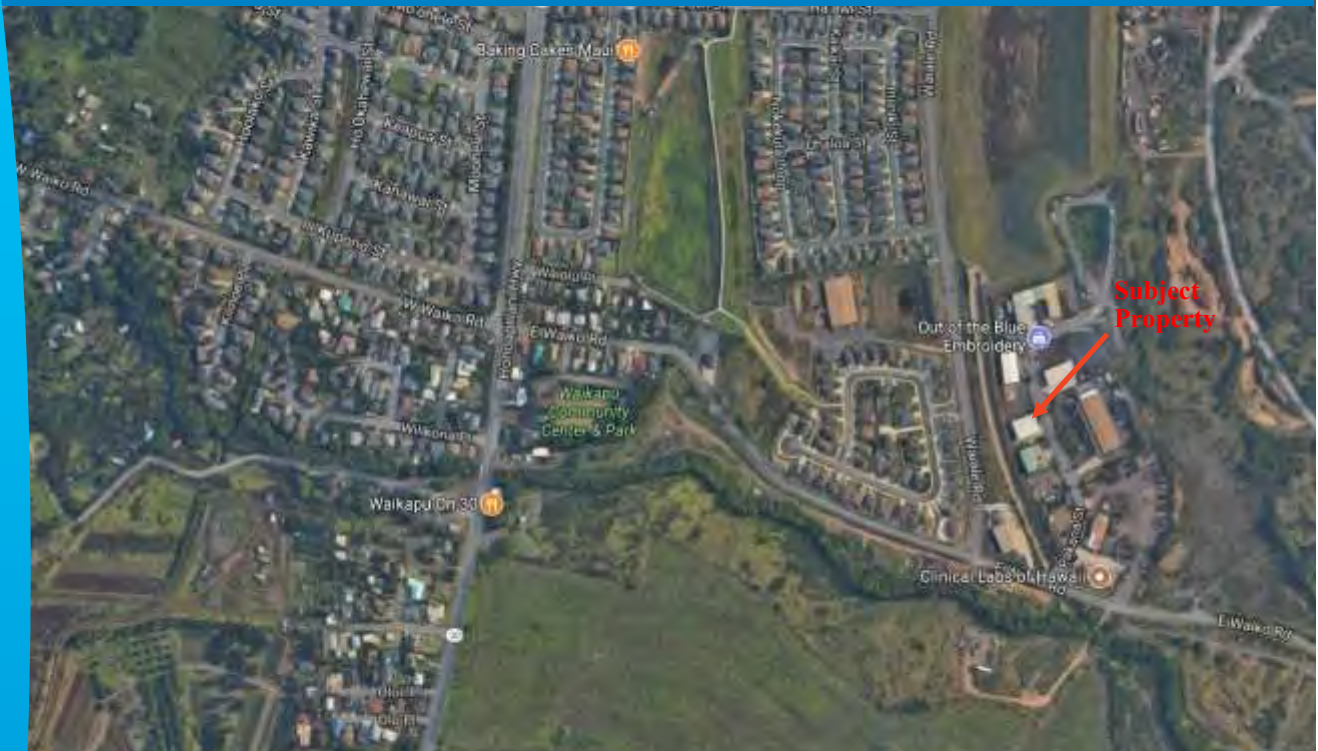
(808)244-2200 OFFICE | (808)442-1195 FAX

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325 Pakana Street, Units 1 & 2



Wailuku, Maui, Hawaii

PRICE	\$1,200,000 FS
UNIT 1 AREA	2,127 SQ FT
UNIT 2 AREA	1,774 SQ FT
COMBINED AREA	3,901 SQ FT
LAND AREA	14,073 SQ FT
PRICE /SQ FT (BLDG)	\$307.61 /SQ FT
ADDRESS	325 PAKANA STREET
TMK	(2) 3-5-27-4
CPR	1 & 2 *
ZONING	M-1
YEAR BUILT	2007
PARKING	6 stalls

* Property is part of 3-unit CPR

3% 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.

TENANTS

Unit 1: A.V.S. Audio Visual Services
Unit 2: Vacant



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TENANT SUMMARY

A.V.S. Audio Visual Services: .Audio and visual services including staging, set design, production management, technical direction, equipment rental, video, audio and lighting equipment and vehicle storage and related uses.

Area: 2,127 sq. ft.

Base Rent: \$2,680.02

Term: Until 4/30/2018

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Expenses

CURRENT ANNUAL EXPENSES	UNIT 1	UNIT 2
Real Property Tax	\$3,637.82	\$3,035.04
Building Insurance	404.00	337.00
Maintenance Fees	8,368.00	6,979.00
Repairs & Maintenance	98.00	82.00
Supplies-Office	105.00	87.00
Total Annual Expenses	\$12,612.82	\$10,520.04

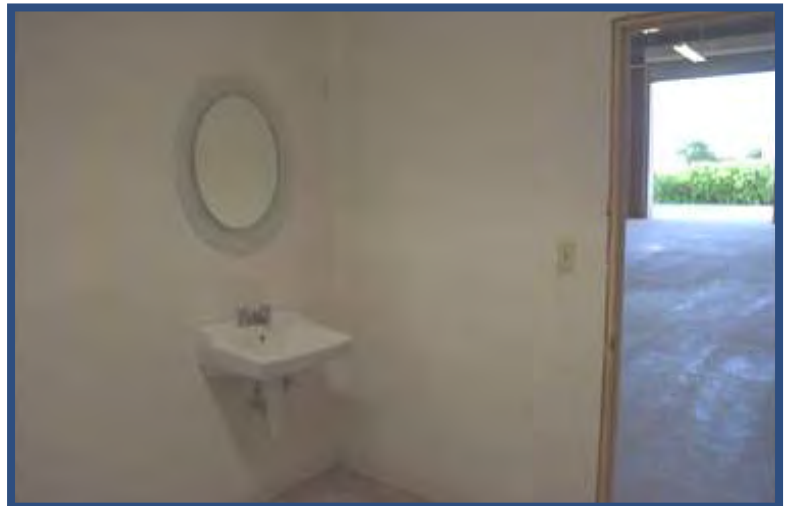
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Property Photos (Unit 2)



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Aerial View



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Map



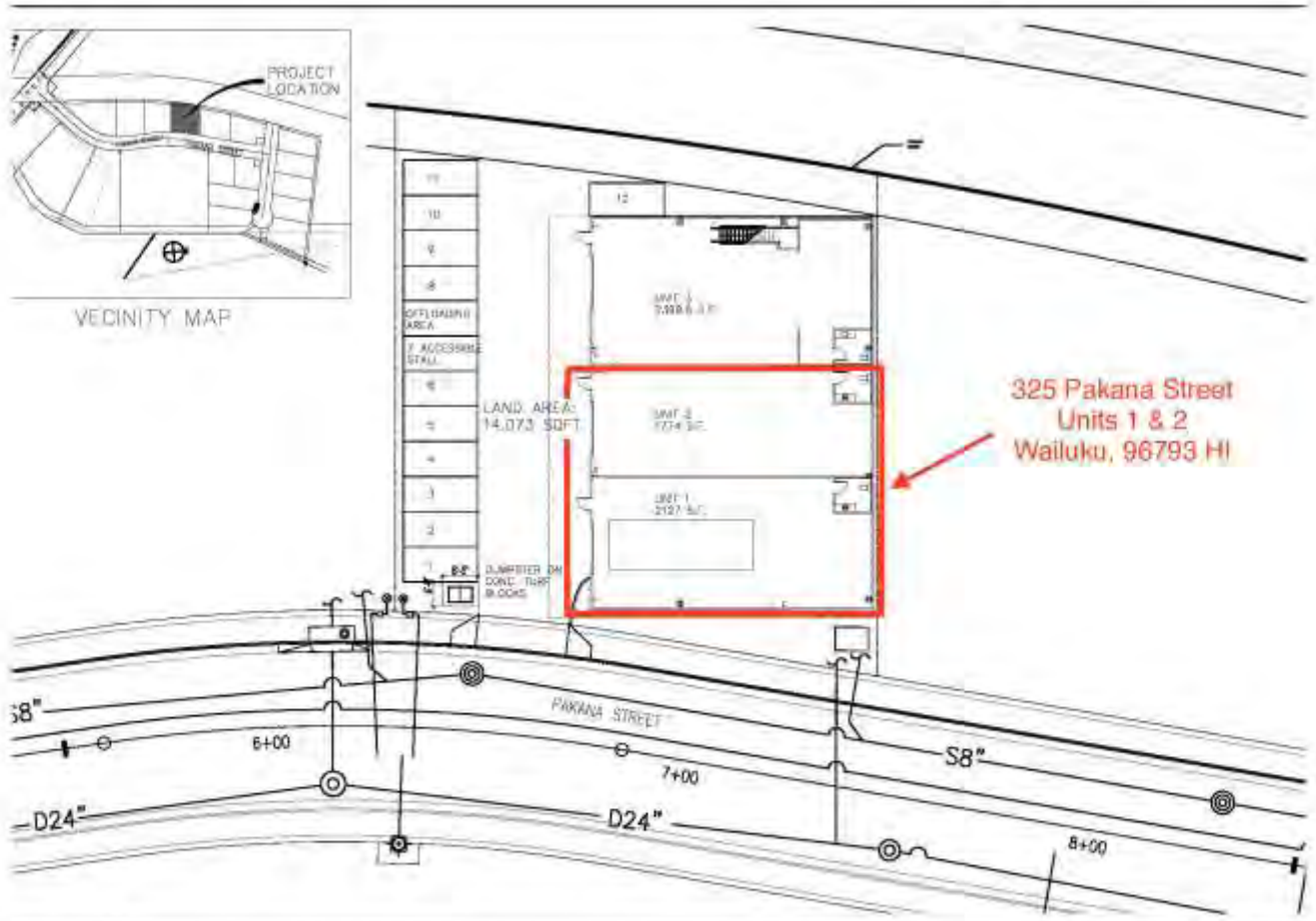
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Site Plan



325 Pakana Street
Units 1 & 2
Wailuku, 96793 HI

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Tax Map



S E C : 8

P L A T : 0 2

DEPARTMENT OF TREASURY REAL PROPERTY TAX DIVISION TAX MAP		
COUNTY OF MAUI		
ZONE	SECTION	PLAT
3	5	27
SCALE: 1 IN = 50'		

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