

# Retail, Warehouse, Office Kahului, Maui, Hawaii



210 Alamaha Street  
295 Wakea Avenue  
Kahului, Maui, Hawaii

**Exclusively offered For Sale by**

**BEN WALIN, CCIM R (B)**



**COMMERCIAL PROPERTIES  
OF MAUI**

2145 Wells Street #105 Wailuku, HI 96793  
(808)244-2200 OFFICE | (808)442-1195 FAX  
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# 210 Alamaha Street Kahului Maui Hawaii



PRICE	\$3,975,000 FS
BUILDING AREA	13,440 SQ FT
RETAIL	6,292 SQ FT
OFFICE	1,600 SQ FT
WAREHOUSE	5,548 SQ FT
LAND AREA	22,829 SQ FT

TMK	(2) 3-7-12-16
ZONING	M-1
YEAR BUILT	1992
PARKING (Regular/ADA/Loading)	20 / 1 / 2

Tenant has a First Right of Refusal

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.

## TENANT INFORMATION

**HUE DESIGN: Furniture & Interior Design Studio**

**THE GARDEN: Silk Plants & Flowers**

**CONTRACTOR STORAGE: High end home materials**

**OFFICE: Vacant**

**DO NOT DISTURB OCCUPANTS**



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## TENANT SUMMARY

The Garden: The property is currently owned, managed and operated by the same principals that own the Garden. This space will be vacated upon the completion of the sale.

Area: 1,142 sq.ft. retail and 839 sq.ft. of warehouse

Gross Rent: \$3,500.00 per month

Term: Month-to-Month

Hue Design: Full service furniture and design studio.

Area: 5,150 sq.ft. ground floor retail and 2,204 sq.ft. warehouse

Net Rent: 8/1/2014-5/31/2015 \$12,526.40 per month

6/1/2015-5/31/2016 \$12,902.19 per month

6/1/2016-5/31/2017 \$13,289.26 per month

Electricity: Tenant is charged \$1,000 per month for electricity use.

Contractor Storage:

Area: 1,277 sq.ft.

Gross Rent: \$2,330.17 per month

Term: Month-to-Month

## BUILDING SUMMARY

Description: The property was remodeled in 2010 with air-conditioned showroom and improved to the current County Code with a Certificate of Occupancy for Retail, Office and Storage. The property wraps around the corner of Alamaha Street and Wakea Avenue giving it frontage on two streets. The 22,829 square foot fee simple L-shape property allows for approximately 80 linear feet along Alamaha Street and 80 feet along Wakea Avenue. The mixed-use building gross leasable area of 13,440 square feet was constructed in 1992. Built on a concrete slab on grade with concrete block walls; stucco and granite finish along Wakea Avenue frontage; and ceramic tile finish along Alamaha Street frontage. The roof is metal covered with asphalt. Access to the two showrooms is by way of double glass doors on Alamaha Street and Wakea Avenue. One roll-up door facing Alamaha Street with a metal personnel door offering an exterior entrance to the second floor office and storage area. Building has fire sprinklers throughout in accordance with the current County Code.

Solar Photovoltaic: A new solar photovoltaic system was installed in 2010 and currently reduces the electric bill by approximately \$2,700.00 per month.

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NET OPERATING EXPENSES			
		Warehouse	Retail
Building Area	13,512	5,548	7,964
		\$ 0.25	\$ 0.28
Trash 2 x a week	\$4,284.00		
A & B Assessment	\$1,018.66		
Security	\$919.10		
Windows			\$562.56
Back flow	\$618.75		
Pest Control	\$437.48		
Misc. Repairs	\$3,000.00		
Property Insurance	\$6,548.00		
Real Property Taxes	\$13,789.00		
Fire Inspection	\$600.00		
AC Maintenance			\$1,668.00
Water and Sewer	\$1,920.00		
Management	\$3,600.00		
Landscape	\$4,547.00		
Total	\$41,281.99		\$2,230.56
Monthly	\$3,440.17		\$185.88
Price Per Sq Ft	\$ 0.2546	\$ -	\$ 0.0233

## CASH FLOW

	Net	Retail/ Office	Rate	Warehouse	Rate
Garden	\$ 36,000.00		\$ 2.00	849	\$ 0.90
Hue Interiors	\$ 151,595.33	5,150	\$ 2.00	2,024	\$ 1.15
Warehouse Hill Makena	\$ 22,986.00			1,277	\$ 1.50 NNN
Warehouse Vacant	\$ 31,590.00			1,755	\$ 1.50 Projected at \$1.50
Office Vacant	\$ 28,800.00	1,600	\$ 1.50		Projected at \$1.50
Photovoltaic Income	\$ 24,000.00				
Projected 2016 Income	\$ 294,971.33				

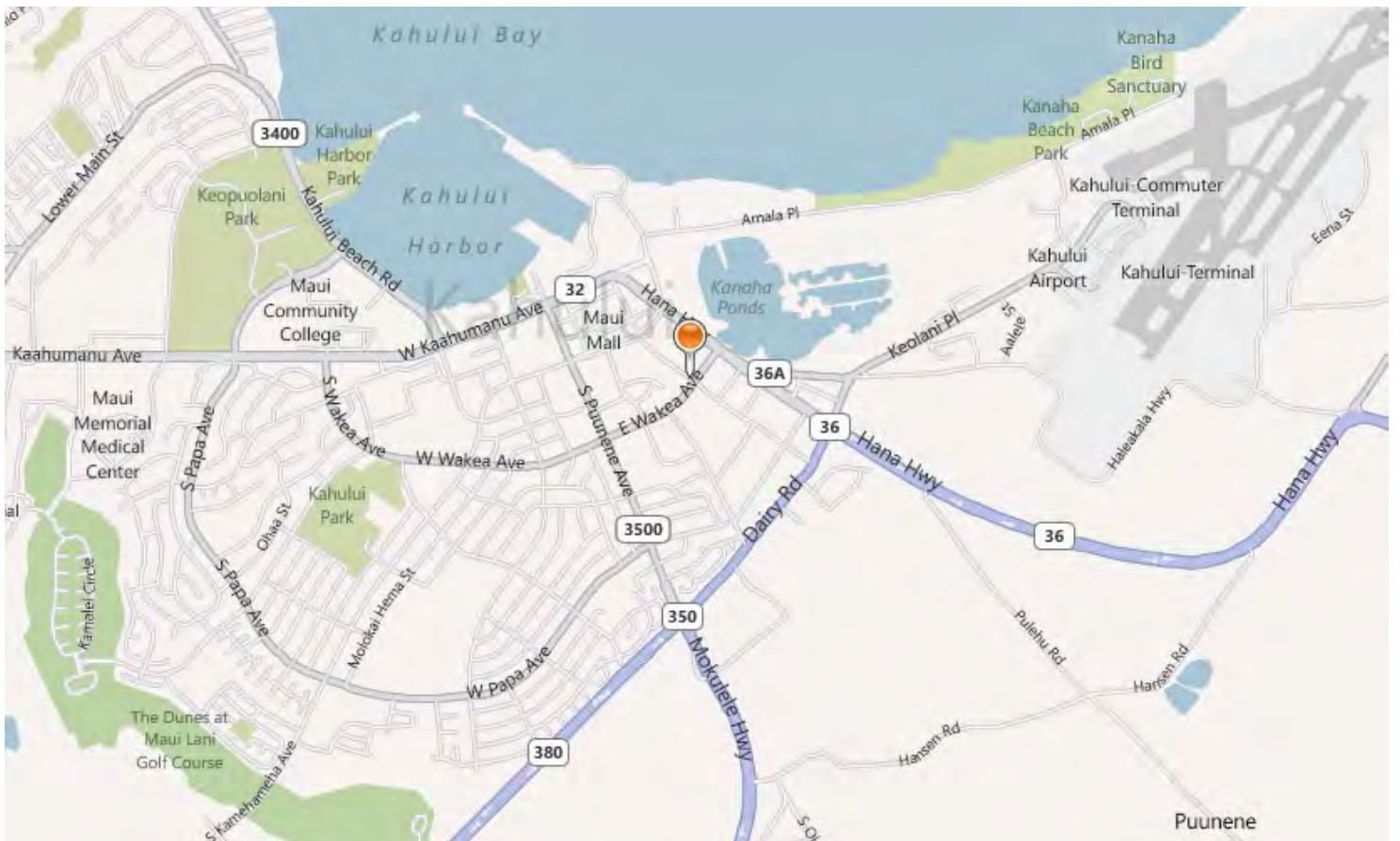
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# Aerial View and Street Map



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# Tax Map



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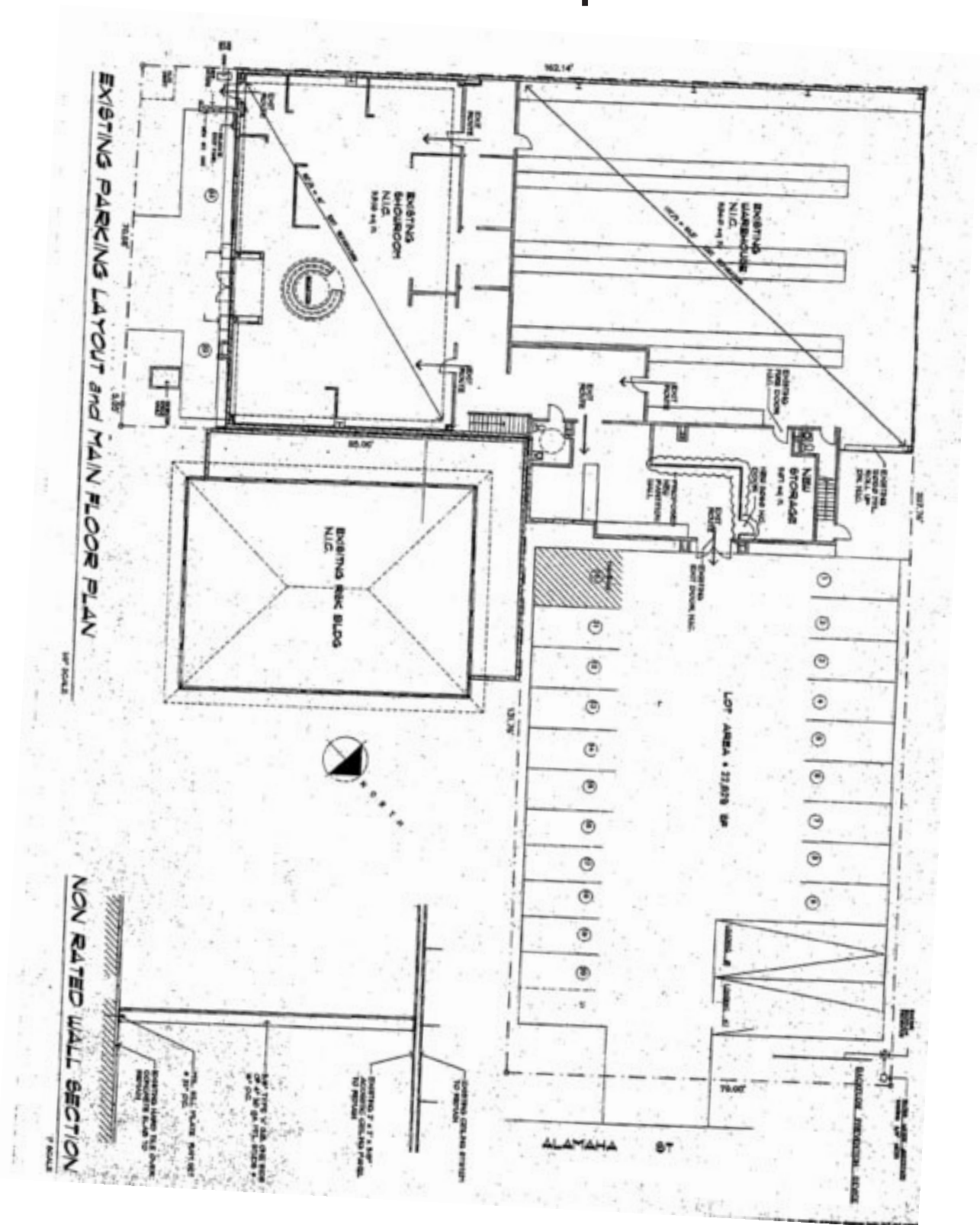
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# Site Map



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