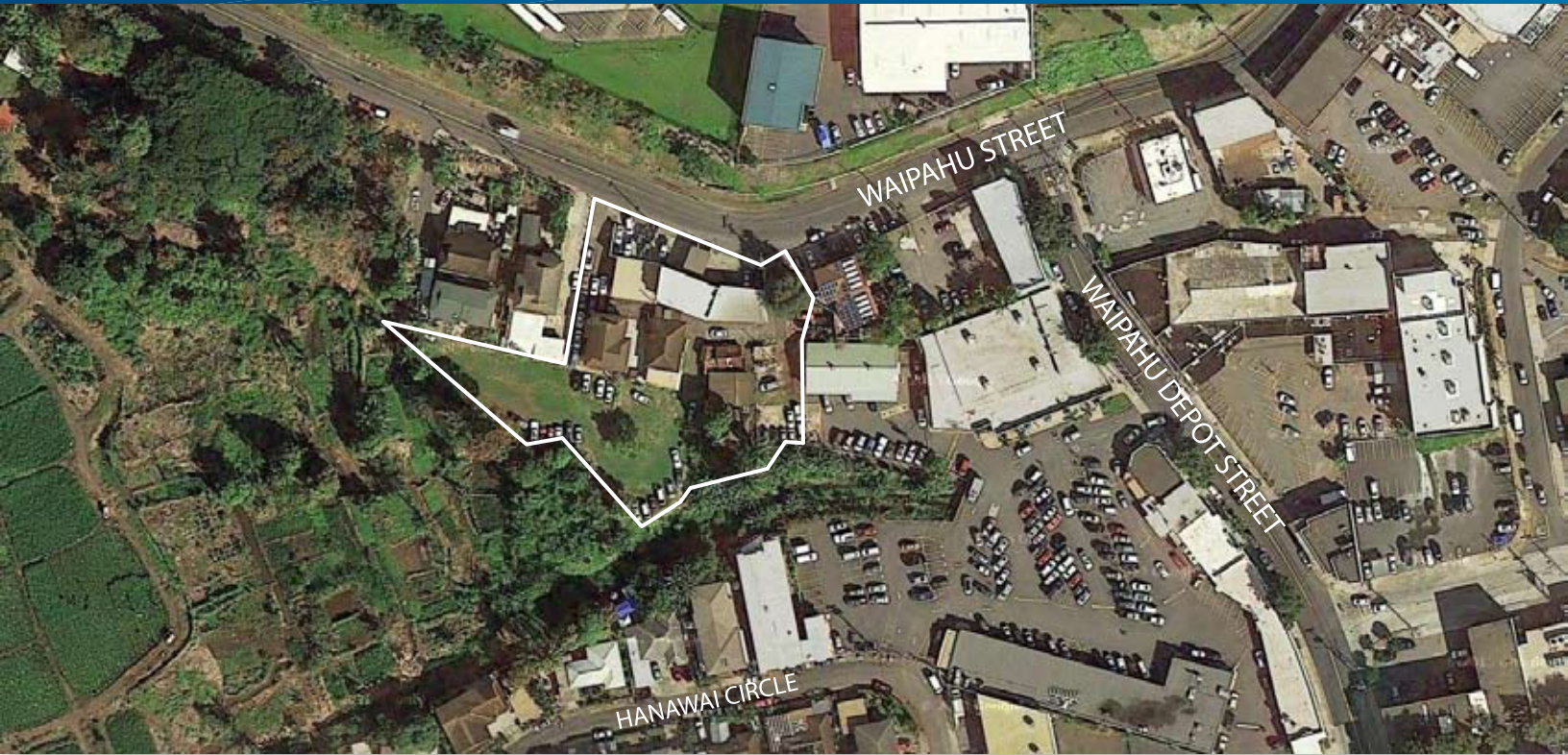


# INVESTMENT PROPERTY FOR SALE (FS)

94-825 Waipahu Street | Waipahu, HI



- TMK No.:** (1) 9-4-13: parcels 69 and 71
- Size:** Land: 55,926 SF  
Building: 5,606 SF (Service Station)
- Zoning:** R-7.5 (use variance for the service station)
- Tenure:** Fee Simple
- Purchase Price:** \$3,000,000
- Highlights:**
- Excellent visibility along Waipahu Street
  - Situated within the Waipahu Neighborhood TOD (Transit Oriented Development)
  - Potential redevelopment opportunity

## PROPERTY DESCRIPTION

The subject property consists of fee simple land parcels along Waipahu Street located in the heart of Waipahu, with a total land area of approximately 55,926 square feet. There is also a long-term ground lease for 1,356 square feet.

The building area includes a service station facility of approximately 5,606 square feet. Originally built in 1947, the existing commercial improvements consists of a mixture of a canopy, several bays for servicing cars, a small office and covered storage on the second lower level.

With visibility along Waipahu Street and its location within the Waipahu Neighborhood TOD (Transit Oriented Development) plan, the property has excellent potential for redevelopment.

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