

FOR SALE

Prime Development Opportunity

Maalaea Triangle Subdivision



Honoapiilani Highway, Lot #5
Maalaea, Maui, Hawaii 96793



For Sale ~ 1.23 Acre Commercial Lot

- Prime commercial development opportunity located in the Maalaea Triangle Subdivision adjacent to one of Maui's top tourist destinations – Maui Ocean Center featuring Maui's only aquarium. The 40,142 SF Maalaea Harbor Shops & Restaurants and 89-berth Maalaea Harbor are within walking distance.
- Approximately 1.238 Acres (53,927 SF) zoned B-2 (Community Business District)
- 165' highway frontage along Honoapiilani Highway
- Price: \$1,450,000 (\$26.89 PSF) – Fee Simple
- 2" water meter installed
- Call listing agent for drone video.

Contact: Keoni Fursse, CCIM, R (PB)
Keoni@kokuarealty.com

808.280.6556

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Executive Summary



Location: Maalaea Triangle Subdivision, Lot #5
Maalaea Road and Honoapiilani Highway
Maalaea, Maui, HI 96793

Tax Map Key #: (2) 3-008-005

Site Area: 1.238 Acres (53,927 Square Feet, approximately)

County Zoning: B-2 Community Business District

Opportunity: Prime development opportunity for retail and/or office tenants. Excellent visibility and access via the only highway to Lahaina.

Purchase Price: \$1,450,000 (\$26.89 PSF) – Fee Simple

Property Taxes: \$8,742.05 / year (2018)

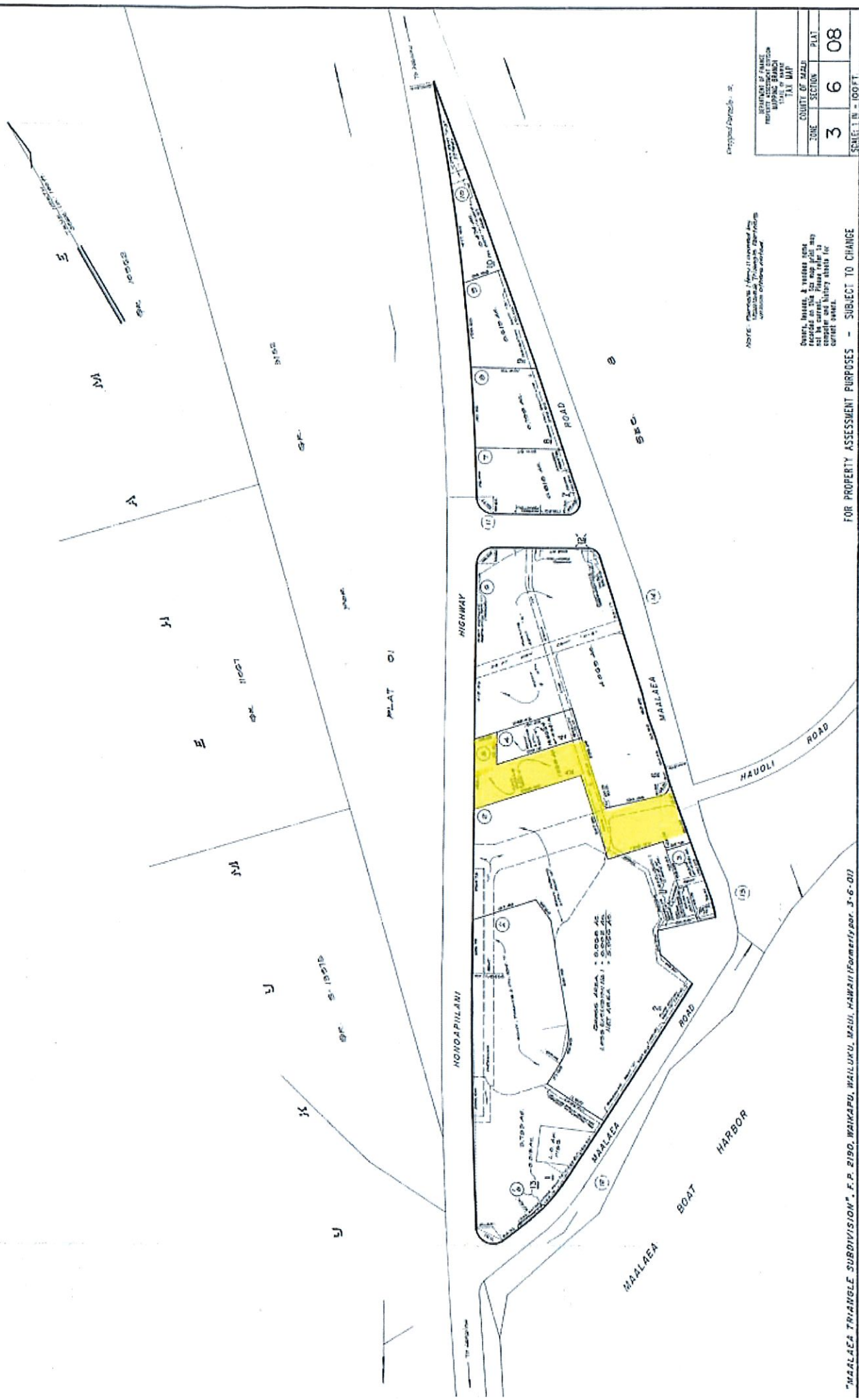
Remarks: The property is located near Maui Harbor Shops which is a recently renovated shopping mall located on Maalaea Harbor next to the Maui Ocean Center. With a collection of local shops and restaurants, this location is a major draw with ample parking. 2" water meter installed, and the Property is improved with parking stalls.

Description: The site is irregular in shape and contains approximately 1.238 acres (53,927 square feet) of gross land area. The site has approximately 155.71 feet of frontage along Maalaea Road and 165.67 feet along Honoapiilani Highway. The site features a generally flat topography with a gradual downward slope in the southeasterly direction. The site is located along Maalaea Road and Honoapiilani Highway in in the Maalaea Triangle Subdivision in Maalaea. On-site improvements include grading and asphalt paving of the parking area designated as Easement "3" located at the western section of the site, the area designated as Easement "7" located at the mid-section of the site, and the driveway area extending in a westerly direction from the intersections at Maalaea Road and Hauoli Street, grading of the pad area containing 16,653 square feet of area and able to support a 10,000 square foot building footprint located at the southern section of the site fronting Maalaea Road, and water and sewer lines inclusive of a 2-inch water meter. Off-site improvements include developed streets (Maalaea Road, Hauoli Street, and Honoapiilani Highway), concrete curbs and sidewalks, light standards, traffic signals (Honoapiilani Highway) and water and sewer mains. Land uses in the immediate neighborhood include residential condominium projects, the Maalaea Harbor Village shopping center, the Maui Ocean Center, fast food restaurants, and service station facility.

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Project/Parcel #: 3

REVENUE OF HAWAII PROPERTY ASSESSMENT DIVISION TAX MAP	
COUNTY OF MAUI	PLAT
3	6 08
SCALE: 1" = 100 FT.	

NOTE: Parcels shown in red are
located through surveys
outside of this map.

DEVELOPER, MAUI, & OTHERS
AS SHOWN ON THE TAX MAP FILED
WITH THE COUNTY CLERK OF
MAUI COUNTY, HAWAII, FOR
RECORDING.

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

"MAALEA TRIANGLE SUBDIVISION", F.P. 2180, WAIKAPU, WAILUHU, MAUI, HAWAII (Formerly par. 3-6-01)