

\$150,000 - 101 Aupuni St 158, Hilo

MLS® #710329

\$150,000

0 Bedroom, 0.00 Bathroom, 755 sqft

Commercial Sale on 0.00 Acres

N/A, Hilo, HI

Enjoy serene views of the water garden and the bridges and walking paths of Wailoa State Park from this ground floor office unit featuring 4 separate offices with doors and an open reception area in downtown Hilo in the Hilo Lagoon Centre, conveniently located within walking distance to county government offices, courthouse, restaurants, shopping, and more.

Hilo Lagoon Centre is a mixed use commercial and residential building, and the only 24/7 air-conditioned building with on-site management. This well-maintained premier building has ample parking for visitors and tenants. Building amenities include swimming pool and sundeck for relaxing after work, conference room for your business presentations and meetings, passenger elevators, and freight elevator.

Property tax is waived because the long-time tenant is a department of the State of Hawaii. The current lease expires in June 2026. The base rent is \$986.70 per month starting on 7/1/2024, and will increase to \$1,009.47 per month starting on 7/1/2025. In addition to the rent, the tenant pays the monthly CAM fees. The CAM includes electricity, basic cable, water, sewer, trash pick-up, air conditioning and maintenance of the grounds and common areas. There is also an additional income flow of \$35/month from a floating parking space to the tenant, and a reserved parking space (#322) can provide potential rental income of \$50/month.

Information herein



deemed reliable but not guaranteed. Buyer and Buyers Agent to do their own due diligence of all pertinent facts.

Built in 1971

Essential Information

MLS® #	710329
Price	\$150,000
Bathrooms	0.00
Square Footage	755
Acres	0.00
Year Built	1971
Type	Commercial Sale
Sub-Type	Multi Family,Office
Status	Active

Community Information

Address	101 Aupuni St 158
Subdivision	N/A
City	Hilo
State	HI
Zip Code	96720
Project	HILO LAGOON CENTRE

Additional Information

Date Listed	April 26th, 2024
Days on Market	404
Zoning	CG-7.5
HOA Fees	935.85
HOA Fees Freq.	Monthly
Land Tenure	Fee Simple

Listing Details

Listing Office	Coldwell Banker Island Properties - Hilo
----------------	--

IDX is deemed reliable but is not guaranteed accurate by the Hawaii Information Service, Inc. Listing Service. © 2025 Hawaii Information Service. All Rights Reserved.
Listing information last updated on June 3rd, 2025 at 6:15pm HST