

\$2,100,000 - 1080 Kilauea Ave, Hilo

MLS® #712358

\$2,100,000

0 Bedroom, 2.00 Bathroom, 9,455 sqft

Commercial Sale on 0.33 Acres

WAIAKEA HOUSE LOTS 2ND SERIES, Hilo,
HI

Excellent opportunity to own a solid income producing property in a mixed use, high traffic, highly visible area great for investors or owner occupants alike.

2025 Estimated Profit is \$130k with a long term lease in place thru February 1, 2029. Property is currently home to a single use tenant but has been home to multiple tenants in the past with parking in both the front and back of the building plus separate electric meters renting to multiple tenants is simple. Front office and back warehouse with mezzanine each have their own entrances and are already conveniently separated with connecting interior access via hallway to 2 half bathrooms.

Front office space is currently built out with 7 private offices, common area with cubicles, and break room.

Recent updates include new roof in March 2024, new air conditioning compressor in September 2018, and
135 PV panels with 3 inverters in December 2014

Interior showings will be granted to qualified Buyers only; please be prepared to provide proof of cash funds or pre-approval letter from a reputable lending institution. DO NOT DISTURB CURRENT OCCUPANTS

The information herein while deemed reliable may contain inaccuracies and is provided without warranty or guarantee of any kind. Buyer and Buyer's agent to do due diligence. Agents and buyers are advised to independently verify any information they deem material or important to



the decision to purchase the property including, but not limited to, the condition, permits and square footage of the property. Square footage is approximate and should be verified by an appraisal.

Built in 1973

Essential Information

MLS® #	712358
Price	\$2,100,000
Bathrooms	2.00
Half Baths	2
Square Footage	9,455
Acres	0.33
Year Built	1973
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	1080 Kilauea Ave
Subdivision	WAIAKEA HOUSE LOTS 2ND SERIES
City	Hilo
State	HI
Zip Code	96720

Additional Information

Date Listed	July 8th, 2024
Days on Market	331
Zoning	CG-7.5
Land Tenure	Fee Simple

Listing Details

Listing Office	Iokua Real Estate, Inc. - Hilo
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