

Commercial Client Full

3-2-3-035-029-0000
 MLS#: **201804705**
 Status: **Sold**
 Lnd Tenure: **FS - Fee Simple**

126 Puuhonu Way, Hilo 96720

Region: **S. Hilo** Bldg Nm: **none**
 Nghbrhd: **PUNAHOA** Fee Options:

Sold Price: **\$1,850,000**
 List Price: **\$1,850,000**



General Information

Prop Type: **Commercial/Industrial**
 Bus Name:
 Employees:
 Bus Type: **Office**
 Prop Front: **Main Street**
 Easements: **Utility**

DOM: **172**
 Year Built: **1995**
 Land Sqft: **10,019**
 Lot Acres: **.230**

Income/Expenses Information

Ttl Act Rent: **\$12,100**
 Net Op Inc:
 Gross Inc:
 Franchise Fee:
 Ttl Op Exp:

Site Information

Floor Numbr:
 Days Open:
 Hours Open
 Comm Spac**Yes**
 Owner Type

Property Information

Total Sqft: **9,082**
 Total Park: **17**
 # Ttl Units:
 Year Est:

Additional Information

Stories: **3**
 Zoning: **30 - Commercial**
 Int Sqft: **9,082**
 Prop Cond: **Above Average**

Story Type: **Two**

Oth Sqft: **0** Bldg Sqft:

Listing/Agent/Office Information

Listing Date: **02/21/18**
 S Indust Class:
 Office: **Commercial Inv. Strategies**

Lnd Recorded:
 Corp Office Lic #: **Regular System RB-21019**

Pub Rmks: **Built in 1995, this property currently earns a 7.82% cap return. NNN Leased to the Retina Institute of Hawaii until 11/30/23, who pays \$12,100 per month. Ample covered parking, CN-10 zoned (see supplements for more on this, along with the prelim and plans). Elevator, AC, landscaped, overhead power, cable.**

Documents:
 Disclosures: **Building Plans, Title Search None**

Association/Condo Information

Cur Mn Lse/Rnt: **12,100.00** Nxt St-Up Rent:

2nd St-Up Rent:

Roof: **Aluminum/Steel**
 Loading: **None**
 Cooling: **Other**
 Amenities: **ADA Accessible, ADA Compliant, Office, Private Restroom**
 Utilities: **Other**
 Parking: **On Site**

Features

Flooring:
 Construction: **Concrete, Wood Concrete Block, Wood Frame**
 Sewer: **Septic**

Tax & Financial Information

TMK: **3-2-3-035-029-0000**
 Taxes/Mnthly: **\$990** Tax Assess Imp: **\$909,700**
 Tax Year: **2017** Tax Assess Lnd: **\$200,100**
 Tax Assess Tot: **\$1,109,800**

Terms Acceptable: **Cash, Exchange, Other**
 Buy Finance: **Cash**
 Spc Sales Cond: **None**

Exp Info Source: **Broker**

Sold Information

Sold Date: **09/21/18** CA Date: **08/10/18** Sold Price: **\$1,850,000** DOM: **172**
 Buy Off: **Non-MLS**
 Concessions: Buyer Financing: **Cash**

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Search Criteria

MLS Number is 201804705
 Selected 1 of 1 result.