

# 47 La'a Street, Unit 65A

KAHULUI, MAUI

## WAREHOUSE FULLY LEASED INVESTMENT OFFERING



Price	\$1,450,000
Unit Area	4,662 SF
Price/SF (Bldg)	\$311.02
Income 2019	\$80,000
TMK	(2) 3-8-97-65: 001
Zoning	VMX
Year Built	2016
Parking	14 stalls
CAP Rate	5.52%

Newly constructed warehouse condominium in the Maui Lani Village Center with on-site parking. Constructed with steel framing, fire sprinklers, Kingspan insulated panels and Denise glass with EFS exterior coating.

Tenant - Aloha Cross Fit  
[www.crossfitaloha.com](http://www.crossfitaloha.com)

Aloha Cross Fit occupies the entire condo unit. The lease is triple net and tenant pays all operating expenses.

Base Rent	\$6,666.60/mo. till Dec 2019 Rent has annual escalations
Term	Expires 1/31/2022
Annual RPT	\$8,013.51
Association Fee	\$0.11/PSF



Commercial Properties  
of Maui LLC

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Commercial Properties of Maui LLC  
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(808) 244-2200

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The information contained herein comes from sources deemed reliable, but no warranties or guarantees as to the accuracy of the information should be construed.

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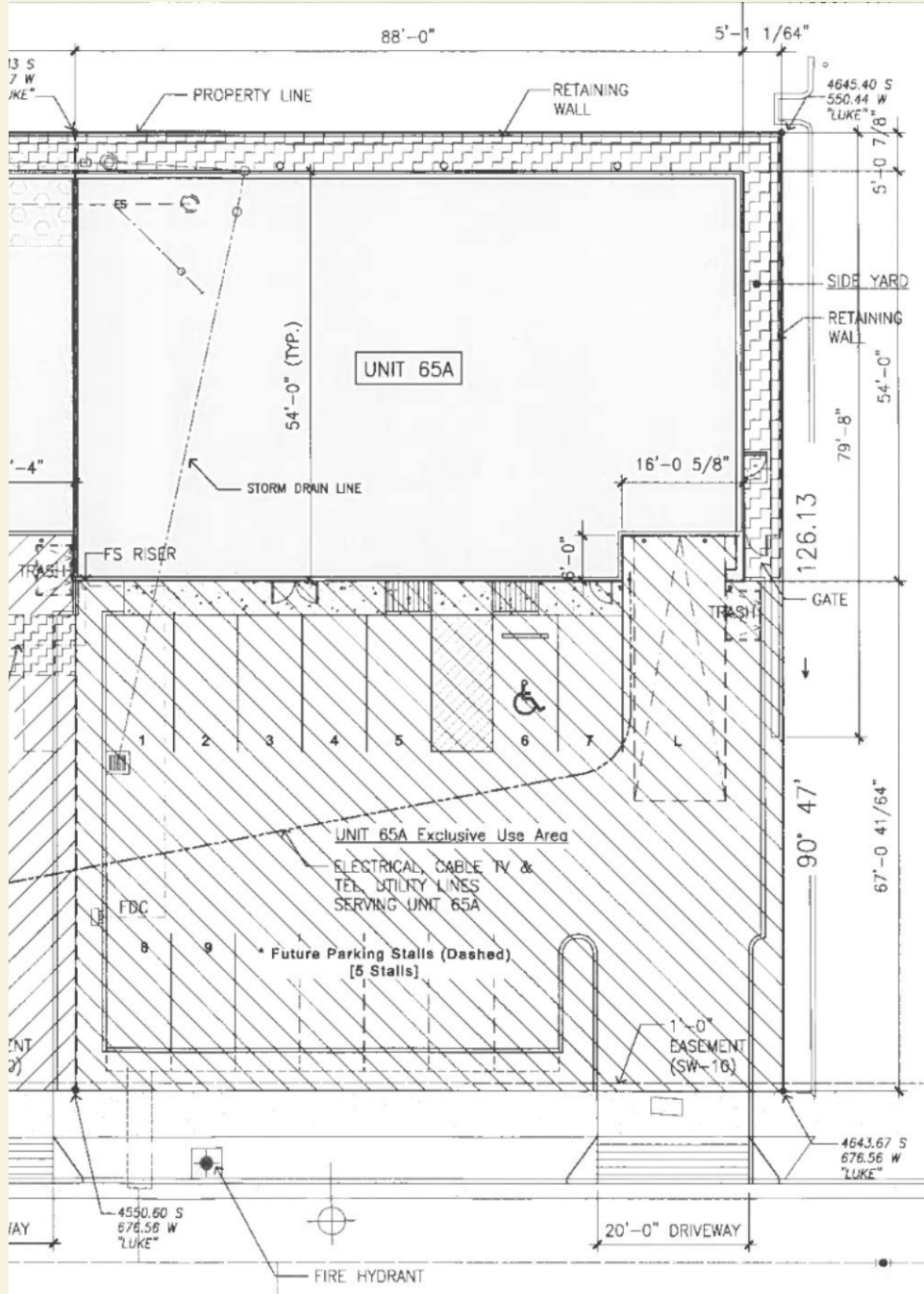
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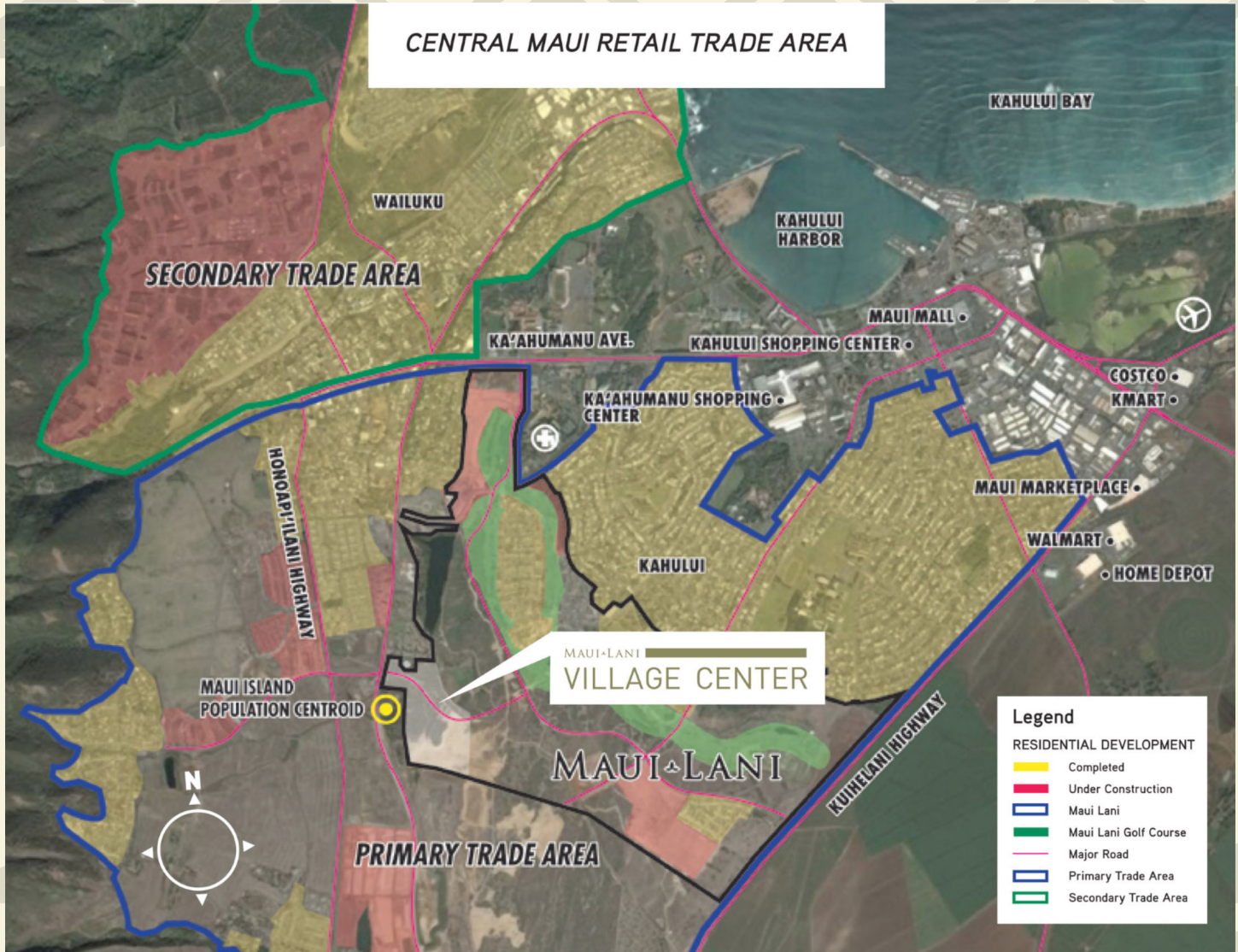
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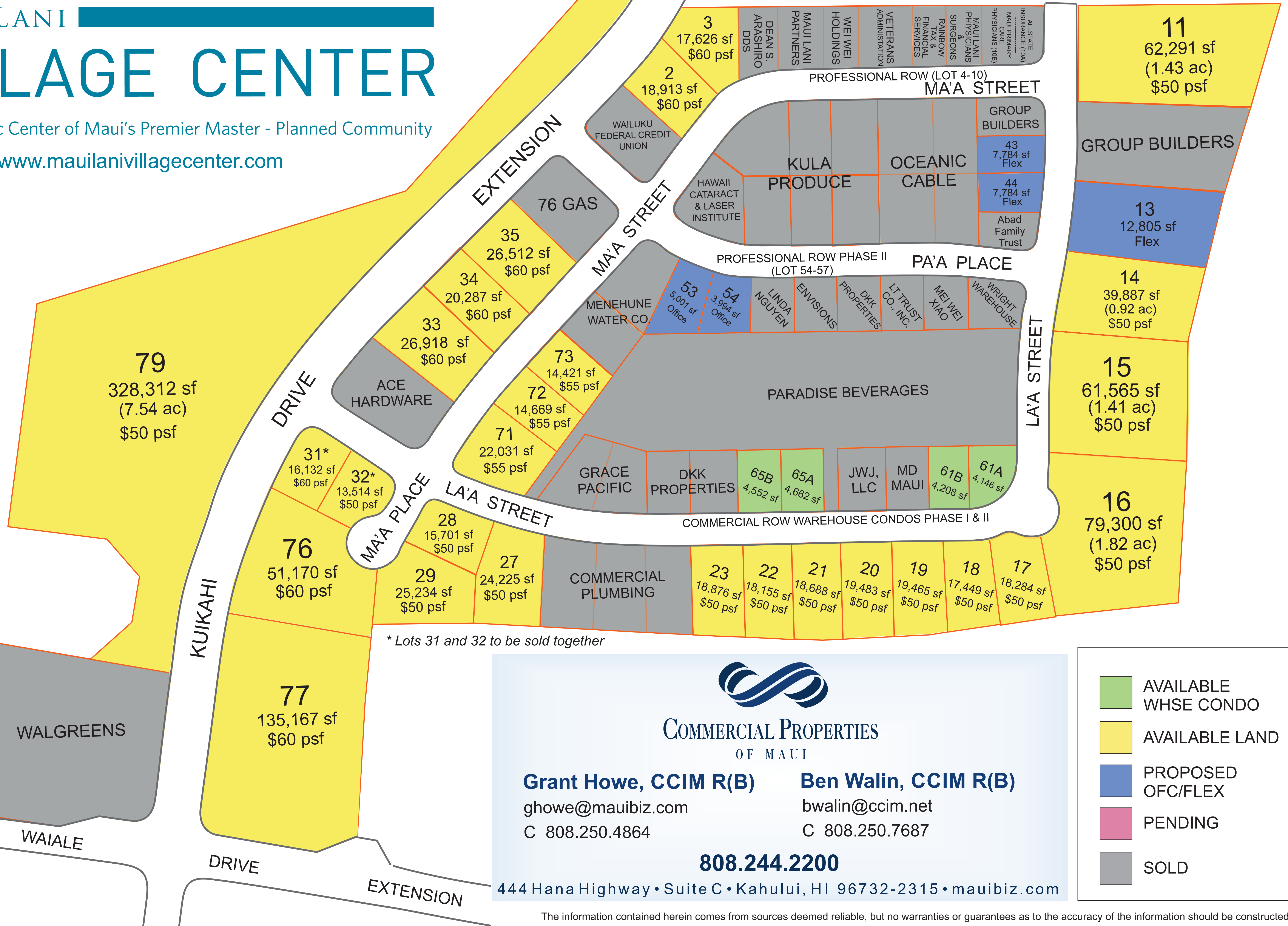
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# MAUI LANI VILLAGE CENTER

The Dynamic Center of Maui's Premier Master - Planned Community

[www.mauilani-villagecenter.com](http://www.mauilani-villagecenter.com)



\* Lots 31 and 32 to be sold together

**COMMERCIAL PROPERTIES OF MAUI**

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- AVAILABLE WHSE CONDO
- AVAILABLE LAND
- PROPOSED OFC/FLEX
- PENDING
- SOLD