

# TWO FEE SIMPLE COMMERCIAL OFFICE CONDOMINIUMS FOR SALE OR LEASE - LOT 3 - 141 Ma'a Street, Kahului

MAUI • LANI

## VILLAGE CENTER

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



*Fee Simple professional commercial office building to be built on Lot 3 with ground floor areas of approximately 2,031 square feet and 723 square feet on the second floor. Beautiful landscaping with parking that meets code requirements to accommodate medical and professional office use.*

<b>Lot Area:</b>	17,626 SF
<b>Building Area:</b>	5,508 SF
<b>Unit Sizes:</b>	2,031 SF - Ground Floor 723 SF - Second Floor
<b>Zoning:</b>	VMX-C/R
<b>Sale Price/Unit:</b>	\$1,145,664
<b>Lease Price:</b>	\$2.50 PSF, Vanilla Shell (net operating expenses to be determined)
<b>Parking:</b>	21 stalls (16 tandem & 1 ADA stalls) to be assigned
<b>Delivery Date:</b>	First Quarter 2021

Commission to cooperating brokers is 2.5% of sales price.



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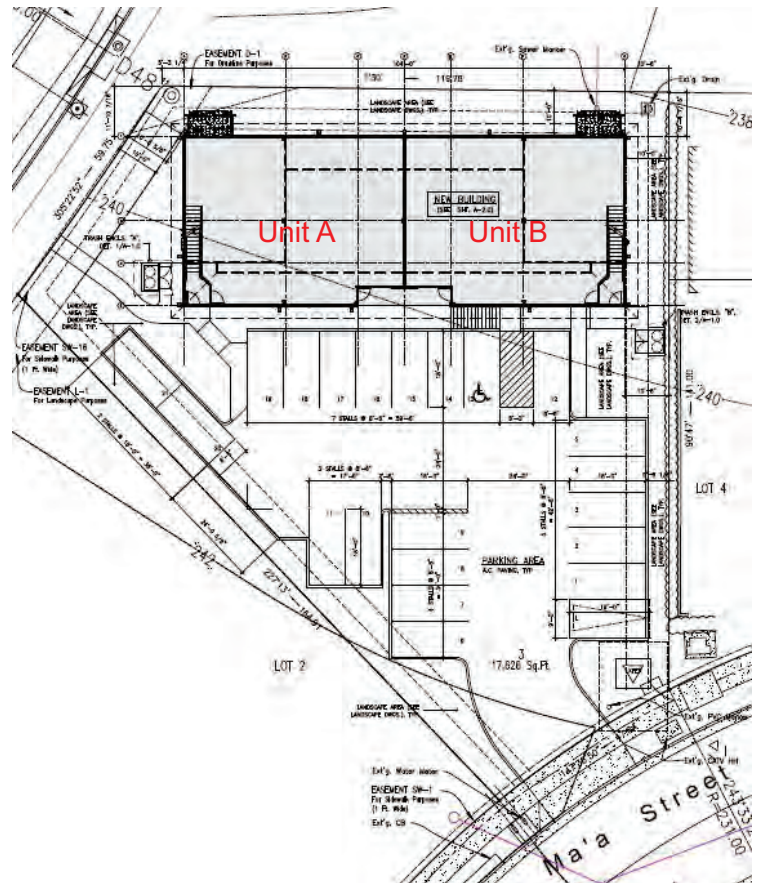
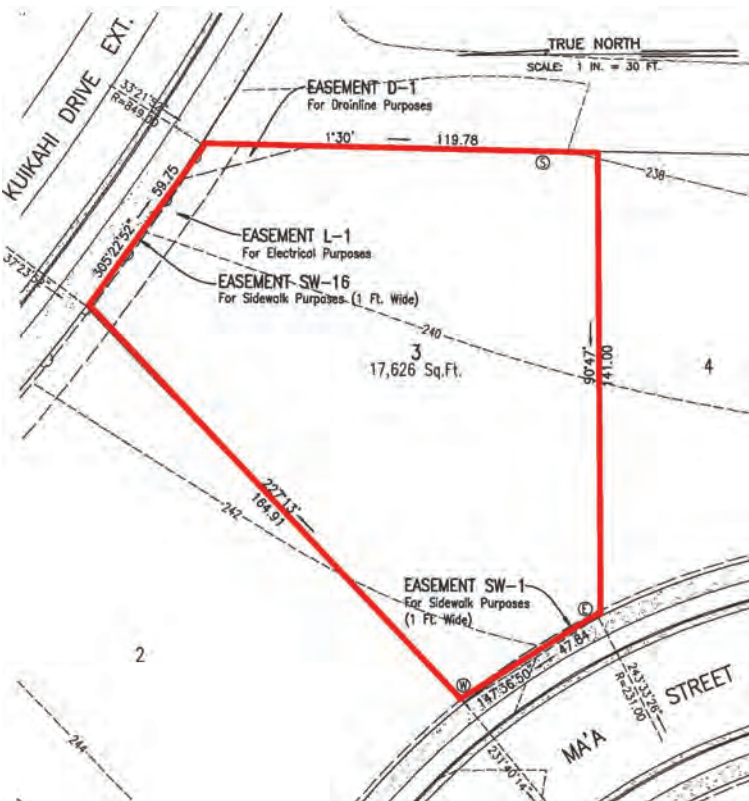
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- Zoned - VMX - Village Mixed Use, which allows for higher floor area ratio
- Architecturally-designed individual buildings with landscaping and parking that meets code requirements for medical and professional office use.
- Buildings delivered in shell condition.
- Customized interior build outs with initial space planning services available.
- Commercial financing available for owner/users with 10% down subject to SBA 504 loan qualification.
- Take advantage of tax benefits derived from ownership



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