

# TWO FEE SIMPLE COMMERCIAL OFFICE CONDOMINIUMS

FOR SALE OR LEASE - LOT 73 - 122 Ma'a Street, Kahului

MAUI LANI

# VILLAGE CENTER

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



*Fee Simple professional commercial office building on Lot 73 with ground floor area of approximately 1,963 square feet and 660 square feet on the second floor. Beautiful landscaping with parking that meets code requirements to accommodate medical and professional office use.*

- Lot Area:** 14,421 SF
- Building Area:** 5,246 SF
- Unit Sizes:** 1,963 SF - Ground Floor  
660 SF - Second Floor
- Zoning:** VMX-C/R
- Sale Price/Unit:** \$1,091,168
- Lease Price:** \$2.50 PSF, Vanilla Shell  
(net operating expenses to be determined)
- Parking:** 21 stalls (16 tandem & 1 ADA stalls) to be assigned
- Delivery Date:** First Quarter 2021

Commission to cooperating brokers is 2.5% of sales price.



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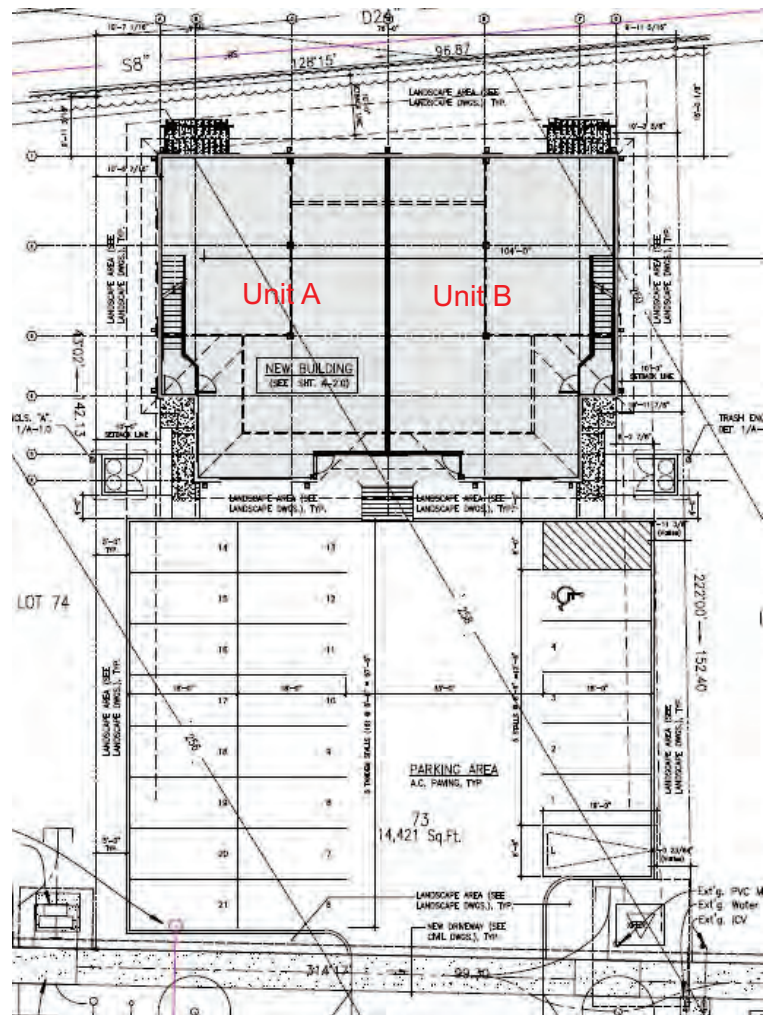
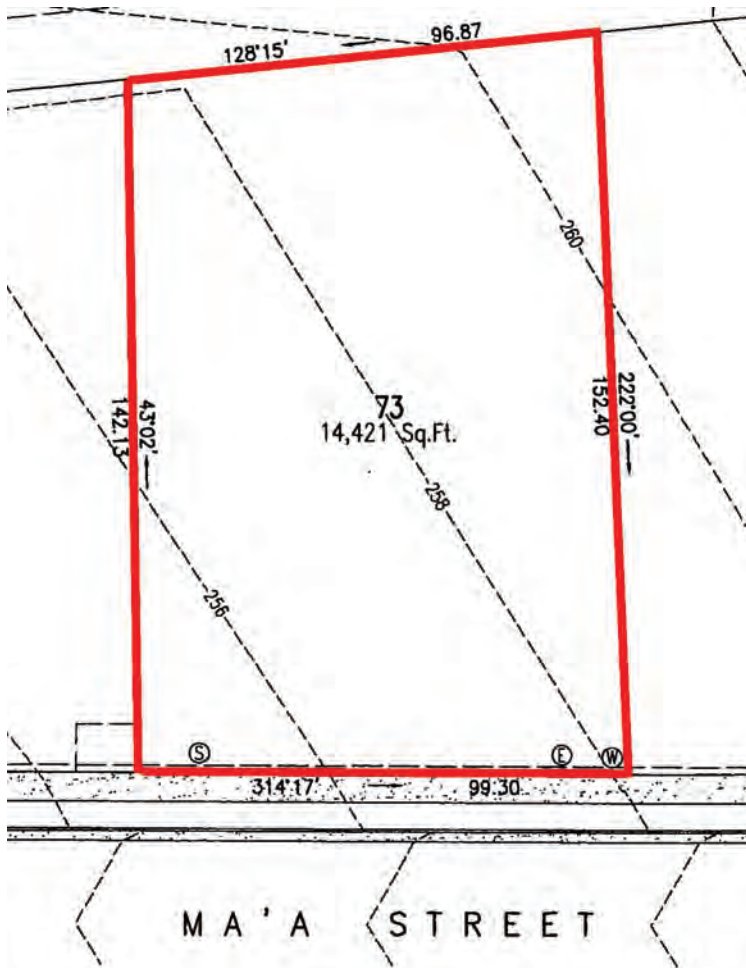
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MAUI • LANI

## VILLAGE CENTER

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

- 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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