

Commercial Client Full

1-1-3-004-093-0000
MLS#: 202601272
Status: Active
Lnd Tenure: FS - Fee Simple

2046 N King St, Honolulu 96819

Region: Metro
Nghbrhd: KALIHI-LOWER
Bldg Nm: Na
Fee Options:

List Price: \$1,850,000



General Information

Prop Type: Commercial/Industrial
Bus Name:
Employees:
Bus Type: Free Standing, Mixed Use, Office, Other, Retail Mall
Prop Front: Main Street
Easements: Other, Water

DOM: 54
Year Built: 1980
Land Sqft: 5,287
Lot Acres: .121

Income/Expenses Information

Monthly Rent: \$10,807
Mth Inc Other:

Site Information

Floor Number:
Days Open:
Hours Open:
Comm Space:
Owner Type:

Property Information

Total Sqft: 2,432
Total Park: 9
Ttl Units: 4
Year Est:

Ttl Ann Inc: 129,680.08
Ann Op Exp: \$59,383
Net Ann Inc: \$70,297
Franchise Fee:

Additional Information

Stories: 1
Zoning: 33 - BMX-3 Community Business M
Int Sqft: 2,432
Prop Cond: Average
Story Type: One
Oth Sqft: 0
Bldg Sqft:

Recent: 03/19/2026 : DECR : \$1,900,000->\$1,850,000

Listing/Agent/Office Information

Listing Date: 01/29/26

S Indust Class:

Office: Coldwell Banker Realty

Lnd Recorded:

Regular System

Corp Office Lic #:

RB-16781

Remarks

Pub Rmks: Exceptional Commercial Retail strip on high traffic count street and high visibility. BMX-3 zoning provides wide range of retail, service, professional operations, and other commercial uses. Situated just a few minutes from the Honolulu Central Business District, Piers, Airport, Hospitals, and Military Bases. Excellent hub for commerce, logistics, and customer access. One of 4 spaces presently vacant, so an excellent opportunity for an owner user, or for a new tenant wanting a desirable location. Ample parking.

Documents: Lease Documents, Other, P&L, Title Search

Disclosures: Property Disclosure Stmt

Association/Condo Information

Tenant Res Incl: AC Maintenance, Electricity, Lease Rent, Other

Features

Roof: Composition, Other

Loading: None

Cooling: Individual

Amenities: Office, Other, Private Restroom

Utilities: Light Electricity, Other, Small Water Meter

Parking: Assigned, Off Site, On Site, Street, Unassigned

Flooring:

Concrete, Other

Construction:

Concrete Block, Other

Sewer:

Connected

Tax & Financial Information

TMK: 1-1-3-004-093-0000

Taxes/Mnthly: \$802

Tax Year: 2026

Tax Assess Imp: \$295,400

Tax Assess Lnd: \$1,268,900

Tax Assess Tot: \$1,564,300

Terms Acceptable:

1031 Exchange, Cash, Govt Guaranteed Loan, C

Buy Finance:

Spc Sales Cond:

None

Exp Info Source: Owner

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