

**1104 Palama Street, Honolulu 96817**

|                              |                                                                                                                                                                                                                |                                                                                                                                                                                                           |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Status: Active               | MLS#: <a href="#">202612167</a>                                                                                                                                                                                | Parcel#: <a href="#">1-1-6-001-019-0000</a>                                                                                                                                                               |
| List Price: \$1,490,000      | Original Price: \$1,500,000                                                                                                                                                                                    | Price Change: \$-10,000                                                                                                                                                                                   |
| Beds: 5   Baths: 2/0         | Year Built: 1905                                                                                                                                                                                               | Remodeled: 2025                                                                                                                                                                                           |
| Region: Metro                | Neighborhood: Kapalama                                                                                                                                                                                         | Building:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>122</b> |
| Living Sq Ft: 3,296          | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b><br>0       | Total Sq Ft: 3,296                                                                                                                                                                                        |
| Land Sq Ft: 3,849            | Land Tenure: FS - Fee Simple                                                                                                                                                                                   | Lanai Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b><br>0  |
| Total Parking: 4             | Date Listed: 06-26-2026                                                                                                                                                                                        | Days on Market: 43                                                                                                                                                                                        |
| View: City                   | Frontage: Other                                                                                                                                                                                                | Type: Single Family                                                                                                                                                                                       |
| Assessed Building: \$167,800 | Assessed Land: \$923,800                                                                                                                                                                                       | Assessed Value: \$1,091,600                                                                                                                                                                               |
| Taxes: \$1,127   Year: 2025  | Maintenance Fee:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>151</b><br>\$0 | Association Fee: \$0                                                                                                                                                                                      |
| Flood Zone: Zone X           | Stories: Two                                                                                                                                                                                                   | CPR: No                                                                                                                                                                                                   |
| Condition: Average           | Parking: 3 Car+                                                                                                                                                                                                | <a href="#">Zoning</a> : 05 - R-5 Residential District                                                                                                                                                    |
| Elementary:                  | Middle School:                                                                                                                                                                                                 | High School:                                                                                                                                                                                              |

**Public Remarks:** Mixed-use investment opportunity in Kalihi featuring two buildings and nine residential rooms. The ground floor commercial unit has a CUP in place with roll-up door access and direct street frontage — suitable for retail, grocery, or light industrial use. Building B is currently occupied generating \$4,000/month. Building A is actively under renovation. Priced at \$1,500,000 with a stabilized cap rate of 7.8-9.0%. The surrounding Kalihi corridor has strong long-term redevelopment fundamentals. Conditional Use Permit (CUP) — Protected Commercial Use The commercial unit carries a CUP, securing its legal commercial operating status within the R-5 residential zone. This rare entitlement protects lender and tenant confidence and is a meaningful differentiator at this price point. **Sale Conditions:** None \* [Photos](#), [History](#)

**Inclusions:** None **Amenities:** None **Utilities:** Cable, Connected, Gas, Internet, Overhead Electricity, Public Water, Sewer Fee, Telephone, Water **Construction:** Above Ground, Wood Frame **Lot Features:** Clear **Floor:** Vinyl **Disclosures:** None **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Multiple Dwellings, Ohana Dwelling **Construction Materials:** Above Ground, Wood Frame **Roof:** Asphalt Shingle **Flooring:** Vinyl **Security Features:** Key **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** None **Management Company:** Management Company **Phone:**

