1104 Palama Street, Honolulu 96817

Status: Active	MLS#: **202612167**	Parcel#: **1-1-6-001-019-0000**
List Price: $1,490,000	Original Price: $1,500,000	Price Change: $-10,000
Beds: 5 | Baths: 2/0	Year Built: 1905	Remodeled: 2025
Region: Metro	Neighborhood: Kapalama	Building: **Deprecated**: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **122**
Living Sq Ft: 3,296	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 3,296
Land Sq Ft: 3,849	Land Tenure: FS - Fee Simple	Lanai Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **132** 0
Total Parking: 4	Date Listed: 06-26-2026	Days on Market: 105
View: City	Frontage: Other	Type: Single Family
Assessed Building: $167,800	Assessed Land: $923,800	Assessed Value: $1,091,600
Taxes: $1,127 | Year: 2025	Maintenence Fee: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **151** $0	Association Fee: $0
Flood Zone: Zone X	Stories: Two	CPR: No
Condition: Average	Parking: 3 Car+	Zoning: 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 **SecurityFeatures:** Key **Easements:** None **Set Backs:** C&C **Special Listing Conditions:** None **Management Company: Management Company Phone:**