

# \$3,500,000 - 92 Kalanianaʻole St, Hilo

MLS® #721902

**\$3,500,000**

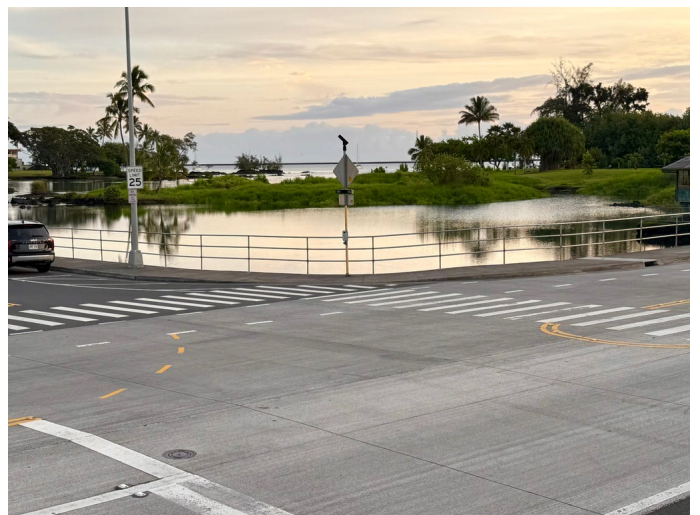
0 Bedroom, 3.00 Bathroom,  
Commercial on 1.79 Acres

WAIAKEA, Hilo, HI

An exceptional opportunity to acquire fee simple commercial real estate in one of Hilo's most accessible corridors. Located just off of Kanoiehua Ave between Kamehameha Ave and Kalanianaʻole, this 1.79-acre property offers an excellent opportunity. High visibility with easy ingress/egress that is well-positioned for future commercial development or redevelopment. Strategically located near the Banyan Drive resort area, Hilo International Airport, Hilo Harbor and Hawaii Island's state and county offices. This property is ideal for investors, owner-users, or developers seeking a flexible commercial asset with strong infrastructure and an irreplaceable location.

**Property Highlights:**

- Land Area: 1.79 acres (Fee Simple)
- Zoning: V-.75 (Urban, Resort, Commercial Use)
- State Land Use: Urban
- Building Size: Approx. 4,540 SF
- Utilities: Water: County Department of Water Supply via existing 12-inch main; 3 active water services already on site.
- Wastewater: Served by County sewer system via 30-inch main along Kalanianaʻole Street; two stub outs, one currently in use.
- Site Improvements: Existing commercial structure.
- Paved parking lot and additional graded parking areas.
- Cleared and fully graded site with minor landscaping along perimeter.
- Prime Commercial Property @ 92 Kalanianaʻole Street, Hilo, HI 96720



Built in 1962

**Essential Information**

|            |                              |
|------------|------------------------------|
| MLS® #     | 721902                       |
| Price      | \$3,500,000                  |
| Bathrooms  | 3.00                         |
| Half Baths | 3                            |
| Acres      | 1.79                         |
| Year Built | 1962                         |
| Type       | Commercial                   |
| Sub-Type   | Hotel/Motel,Retail,Warehouse |
| Status     | Active                       |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 92 Kalanianaʻole St |
| Subdivision | WAIAKEA             |
| City        | Hilo                |
| State       | HI                  |
| Zip Code    | 96720               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 82               |
| Zoning         | V-.75            |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Aloha Sotheby's International Realty Inc. |
|----------------|-------------------------------------------|

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Listing information last updated on October 22nd, 2025 at 1:04pm HST