

# \$2,850,000 - 404 Magellan Avenue, Honolulu

MLS® #202521051

**\$2,850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.12 Acres

PUNCHBOWL-LOWER, Honolulu, HI

**PRIME INVESTMENT OPPORTUNITY -  
REALIZE IMMEDIATE INCOME UPSIDE OF  
5.7-6% CAP RATE W/ ONLY A FEW MINOR  
CHANGES!!** - In the heart of Honolulu this  
9-unit property at 404 Magellan Ave offers a  
strong foundation with 9 separate electric  
meters, 9 separate gas meters, and individual  
gas water heaters for each unit—a rare setup  
that maximizes tenant independence and  
reduces ownership expenses. The building is  
currently generating income with solid rental  
history, and offers excellent upside potential:  
simply increase rents to market value or  
enhance returns with light remodeling or  
upgrades. This property provides flexibility and  
long-term growth opportunities in a highly  
desirable location close to schools, shops, and  
major transit routes. A must-see for investors  
looking for cash flow today and room to grow  
tomorrow!

Built in 1948

## Essential Information

MLS® #	202521051
Price	\$2,850,000
Bathrooms	0.00
Acres	0.12
Year Built	1948
Type	Commercial Sale
Sub-Type	Industrial
Status	Active



## Community Information

Address	404 Magellan Avenue
Area	Metro
Subdivision	PUNCHBOWL-LOWER
City	Honolulu
County	Oahu
State	HI
Zip Code	96813
Condo Name	Na

## Amenities

Utilities	Electricity Available, Natural Gas Available, Other, Sewer Connected
Parking Spaces	9
Parking	Assigned, On Street

## Interior

Cooling	OneUnit, Other
Stories	Three Or More

## Exterior

Exterior	Concrete, Wood Frame, Block
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## Additional Information

Days on Market	11
Lease Fee	\$0

## Listing Details

Listing Office	Compass
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