

# COMMERCIAL PROPERTY FOR LEASE WAIAKEA, SOUTH HILO, ISLAND OF HAWAII

STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES



## PROPERTY INFORMATION

- Located on the corner of Komohana Street and Ainaola Drive, Hilo, Island of Hawaii
- Tax Map Key No: (3) 2-4-41:45
- 2.95 Acres (approx)
- Vacant Land
- State Land Use: Urban District
- County Zoning: CN-10 (Neighborhood Commercial)

## LEASE TERMS

- Lease to be offered via Public Auction process
- Issuance of lease conditioned upon winning bidder submitting an acceptable Environmental Assessment resulting in a Finding of No Significant Impact (FONSI) within a year after the public auction
- Lease Term: 65 years
- Known Rent Period: 20 years, subject to fixed increases in years 11 and 16
- Rent Reopenings: End of 20<sup>th</sup>, 30<sup>th</sup>, 40<sup>th</sup> and 50<sup>th</sup> yrs
- Character of Use: Business, Commercial and any other uses allowed under County of Hawaii Zoning Ordinance
- Minimum Required Improvements: \$3,000,000
- First year lease rent waived
- Other Lease Terms & Conditions to be Determined

## INQUIRIES

- For additional information, please call DLNR, Hawaii District Land Office at (808) 974-6203

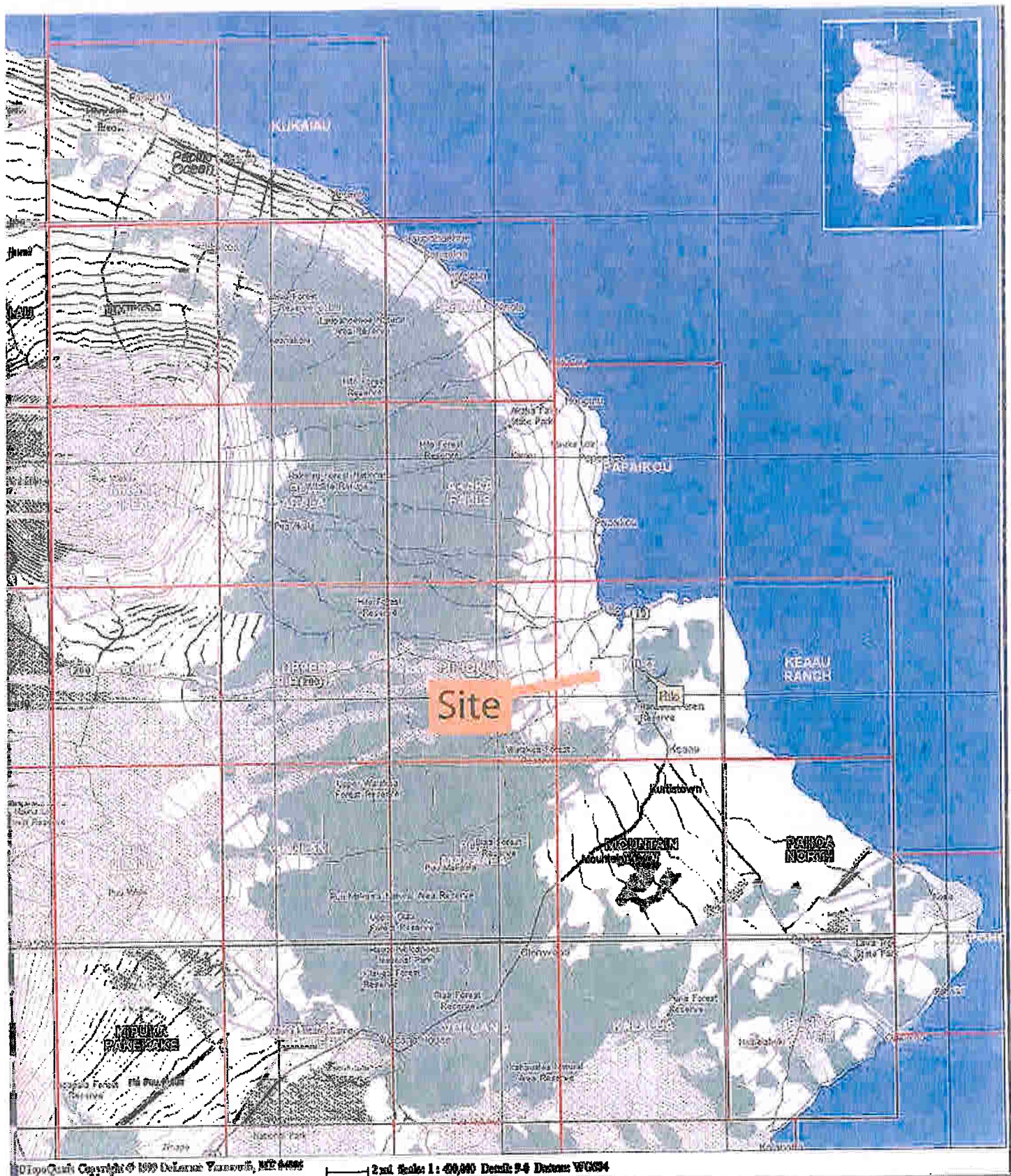


FIGURE 1  
 Site Location Map

Komohana Street  
 Waiakea Uka  
 Hilo, Hawaii

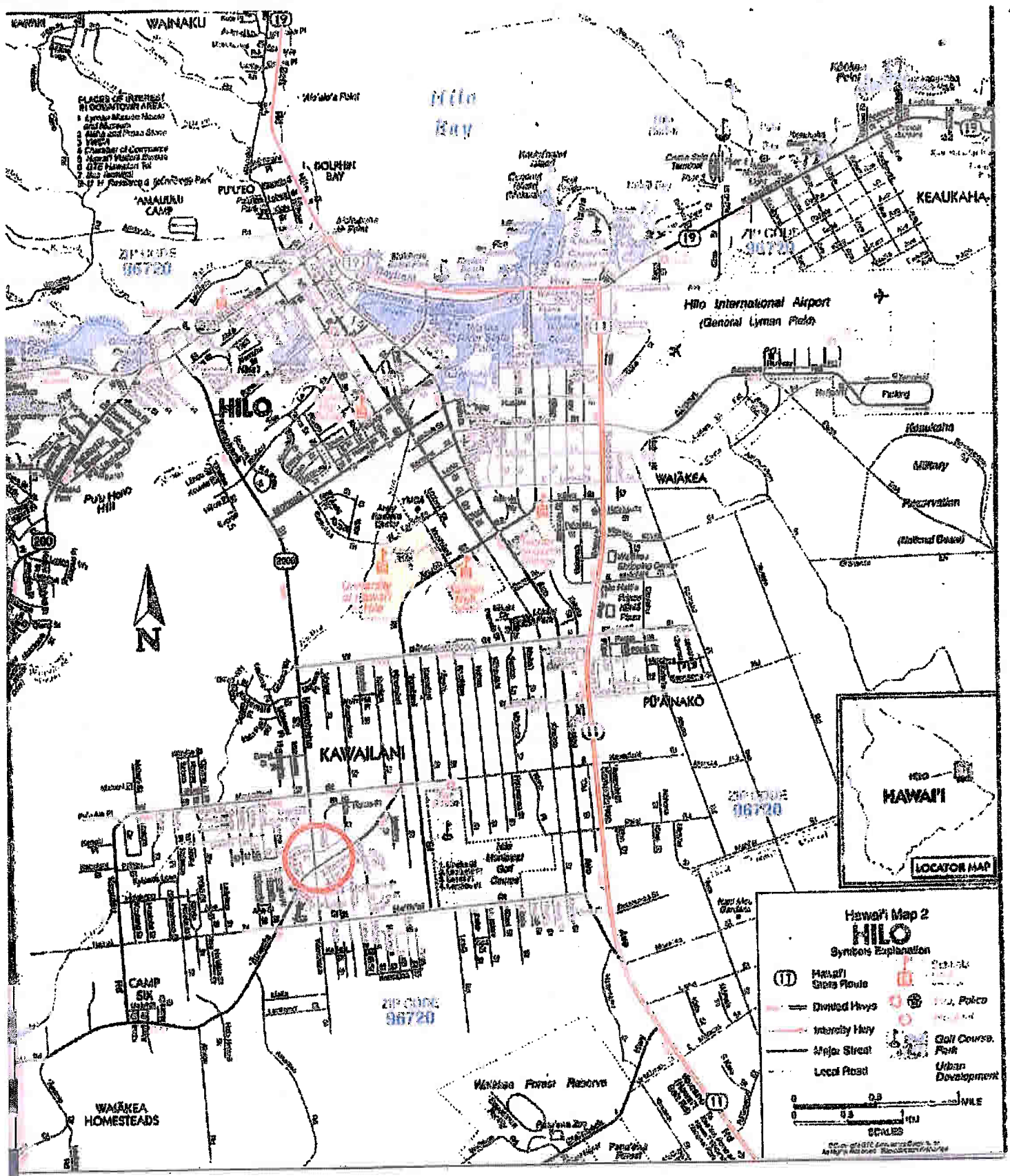


FIGURE 2  
Street Map

Komohana Street  
Waiakea Uka  
Hilo, Hawaii

