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ChaneyBrooks

OWNER-USER
OR INVESTMENT
OPPORTUNITY

PRICE REDUCTION!

FOR SALE

OTSUKA
FURNITURE
SHOWROOM

4-1624 & 4-1632 KUHIO HWY
KAPAA, KAUAI, HAWAII 96746



PROPERTY SUMMARY

ASKING PRICE	\$3,900,000
ADDRESS	4-1624 & 4-1632 Kuhio Hwy Kapaa, Kauai, Hawaii 96746
TAX MAP KEY	(4) 4-5-12: 21 & 22
TENURE	Fee Simple
BUILDING SIZE	
1st Floor	11,266 SF
2nd Floor	10,480 SF
Total	21,746 SF
LAND AREA	
Parcel 21	14,747 SF
Parcel 22	8,771 SF
Total	23,518 SF
REAL PROPERTY TAX (2018)	
Parcel 21	\$22,031.19
Parcel 22	\$3,040.74
Total	\$25,071.93
YEAR BUILT	1994
ZONING	C-G
PARKING	33 Stalls

PROPERTY HIGHLIGHTS

- Building features a loading dock, freight elevator, fire sprinkler system
- Two floors provide combination of offices, retail floor area and basement storage
- Full-size kitchen with built-in microwave, 2 ovens, 2 cook tops, warming tray, and side-by-side refrigerator
- ADA accessible ramp and restrooms
- 2 bathrooms, one equipped with full shower and washer/dryer combo

Showings by appointment only. Please do not disturb tenant.



INVESTMENT HIGHLIGHTS

- Oceanfront location with fabulous ocean views
- Excellent street frontage exposure and on-site parking
- Great opportunity for an owner-user or an investor
- High Barriers to Entry due to Lack of New Development
- Rarely available building in this size range
- Well-Located Asset on Highly Traveled Road
- High Pedestrian & Vehicle Traffic
- Comprehensive Fee Simple Offering
- Value-Add Opportunity
- Upside Potential

VALUE ENHANCEMENT OPPORTUNITIES

DEMISE THE BUILDING

The building could be demised into smaller spaces which would expand the rental pool in a submarket with higher demand for spaces in this size range. In addition, this may result in increased income since smaller spaces typically achieve higher PSF rents than larger spaces.

OWNER-USER OPPORTUNITY

An owner-user can purchase the property, demise the building and occupy a portion thereof while leasing out the remainder to offset ownership expenses with income received.

EXPANSION POTENTIAL

Additional revenue may be received by increasing the total gross leasable area.

ALTERNATIVE USE

Potential to reposition the property into a multi-tenanted strip center.

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DEMOGRAPHICS

3-MILES

2019 Population.....13,032
2019 Households 4,603
2019 Avg. HH Income \$84,086
Median Home Value \$496,215

5-MILES

2019 Population..... 19,916
2019 Households.....6,927
2019 Avg. HH Income\$86,938
Median Home Value..... \$550,820



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