



ChaneyBrooks

FOR SALE

# Aloha Market Building

4570 Ko Rd & 3905 Hanapepe Rd | Hanapepe, HI 96716



## Property Summary

Asking Price:	\$475,000
Address:	4570 Ko Road & 3905 Hanapepe Road Hanapepe, HI 96716
Tax Map Key:	(4) 1-9-4: 1
Tenure:	Fee Simple
# of Structures:	4
Building Sizes (approx):	858 SF Freestanding Commercial Building 216 SF Utility Shed 746 SF 2-Bed/1-Bath Dwelling <u>830 SF Carport</u> 2,650 SF Total
Land Area:	15,006 SF
Zoning:	General Commercial (C-G)



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MIXED-USE FEE SIMPLE ASSET



## Property Description

The 858 SF plantation style commercial building has a clean, attractive interior, with restroom and sewer connection. This currently vacant building was previously occupied by a successful art and gift store for many years. Next to the commercial building is a 216 SF utility shed. There is a 746 SF 2-Bed/1-Bath dwelling with a 830 SF open carport which is currently leased month-to-moth. The dwelling is serviced via a cesspool. The property enjoys ample parking.

## Investment Highlights

- Excellent Owner-User Opportunity with Cash Flow from Dwelling to Help Offset Ownership Costs
- Located in Hanapepe, “Kauai’s Biggest Little Town”, a Popular Tourist Shopping Destination
- Near Famous Visitor Hot Spots, including the Historic Hanapepe Swinging Bridge
- First store seen by everyone driving into Hanapepe from Eleele side
- Mixed-use Fee Simple Asset with High Visibility & Convenient Access



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## Area Overview

Hanapepe is a quaint old Kauai town popular for shopping, arts and crafts, sightseeing, and more. The small historic town, which once served as the most bustling town on the Garden Island, is now filled mostly with local art galleries, selling paintings, photography, jewelry, housewares, other unique and local art and local eateries.



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