

**GALLERY WITH EXPANSION  
POTENTIAL FOR SALE**



### Property Summary

<b>Asking Price</b>	\$425,000
<b>Address</b>	3840 Hanapepe Road Hanapepe, Kauai, Hawaii 96716
<b>Tax Map Key</b>	(4) 1-9-5:39
<b>Tenure</b>	Fee Simple
<b>Building Size</b>	3,620 SF
<b>Land Area</b>	10,883 SF
<b>Year Built</b>	1920/1970 Effective
<b>Zoning</b>	C-G - General Commercial

### Property Description

3840 Hanapepe Road is comprised of two (2) commercial buildings totaling 3,620 SF located on 10,883 SF of fee simple land in the quaint town of Hanapepe, on the south-west side of Kauai. Kalakoa Kauai Fine Art Gallery occupies approximately 1,120 SF on a month-to-month basis. At the rear of the property there is a vacant 2,500 SF warehouse and dwelling with on-site parking in front as well as available street parking. This offering presents an excellent opportunity to redevelop the vacant warehouse, dwelling and parking or the entire property. The property is zoned C-G - General Commercial which allows for a wide range of uses including churches, offices, light manufacturing, restaurants, retail sales, transient vacation rentals, and warehouses. The property is serviced by the C&C sewer system.

The adjacent property located at 3848 Hanapepe Road is also available for sale. Call Keith KT Ching 808-222-4041 or Allan Beall 808-639-4431 for details.



### Investment Highlights

- Flexible General Commercial Zoning
- Well-Located Asset
- Owner-User Opportunity
- Fee Simple Opportunity
- Significant Barriers to Entry

### Value Enhancement Opportunities

- Redevelopment and Expansion Potential
- Upgrade the Aesthetic Appeal of the Property
- User or Major Tenant Occupancy
- Lower Operating Expenses by Further Enhancing Energy Efficiency
- Upside potential through below market rents and converting to net leases

**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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