

WAREHOUSE & SHOWROOM FOR SALE



Property Summary

Asking Price	\$515,000
Address	3848 Hanapepe Road Hanapepe, Kauai, Hawaii 96716
Tax Map Key	(4) 1-9-5: 46
Tenure	Fee Simple
Building Size	3,896 SF
Land Area	8,603 SF
Year Built	1936/1973 Effective
Zoning	C-G - General Commercial

Property Description

The 3,896 SF freestanding commercial building is located on 8,603 SF of fee simple land in the charming town of Hanapepe, on the south-west side of the island of Kauai. The building is occupied on a month-to-month basis by Kamaaina Cabinets, a koa wood furniture store, with a showroom in the front and a workshop in the back of the building. The warehouse is equipped with one (1) roll up door on the eastern side of the building. Ample street parking is available and the property is serviced by the C&C sewer system. The property is ideal for an owner-user looking to purchase and occupy the building. 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 adjacent property located at 3840 Hanapepe Road is also available for sale.
Call Keith KT Ching 808-222-4041 or Allan Beall 808-639-4431 for details.



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



Investment Highlights

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

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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