

9949 WAIMEA ROAD

Kauai

Waimea, Hawaii, 96796



OWNER-USER OR DEVELOPMENT OPPORTUNITY



ChaneyBrooks



PROPERTY SUMMARY

ASKING PRICE	\$950,000
ADDRESS	9949 Waimea Road Waimea, Hawaii, 96796
TAX MAP KEY	(4) 1-6-5:21
TENURE	Fee Simple
BUILDING SIZE	1,740 SF
LAND AREA	13,825 SF
YEAR BUILT	1946 & 1995
ZONING	C-G – General Commercial District
HEIGHT LIMIT	50 Feet
LAND COVERAGE	Not to exceed 90% of lot area



PROPERTY HIGHLIGHTS



- **INDUSTRIAL WAREHOUSE FACILITY** - Improved with approximately 1,740 square feet of leasable area in a Quonset style, steel warehouse originally constructed in 1995, plus a supportive yard area
- **WIDE RANGE OF PERMITTED USES** - Select permitted uses for the site include automobile repair, storage and services; light manufacturing; offices and professional buildings; research and development; warehouses
- **EASY ACCESS** - Vehicular ingress/egress access points along Waimea Road and Ala Wai Road
- **CONVENIENT LOCATION** - Situated one block mauka (mountain facing) of Kaumualii Highway, the main thoroughfare servicing both Waimea and the rest of Kauai
- **EXPANSION OR REDEVELOPMENT POSSIBILITY** - Current CG zoning allows for a 50 foot height limit and land coverage not to exceed 90% of the lot or parcel area
- **GREAT VISIBILITY** - Corner location with street frontage along Waimea Road and Ala Wai Road



CAPTAIN COOK LANDING SITE

KAUMUALII HWY

ISHIHARA MARKET

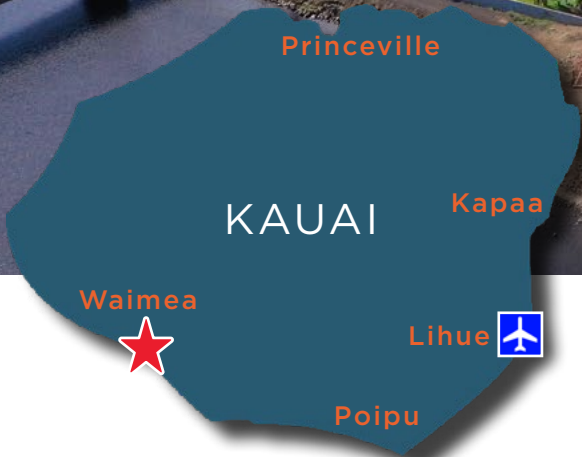
BIG SAVE MARKET

WAIMEA HIGH SCHOOL

WAIMEA RD



ALAWAI RD



CUSHMAN & WAKEFIELD | ChaneyBrooks



Anthony Provenzano (B) SIOR, CCIM
 Senior Vice President
 +1 808 387 3444
 aprovenzano@chaneybrooks.com

Keith K.T. Ching (S)
 Real Estate Advisor
 +1 808 222 4041
 kching@chaneybrooks.com

Kelly A. Vea (S)
 Real Estate Advisor
 +1 808 489 2703
 kvea@chaneybrooks.com

Jack Roney (S)
 Real Estate Advisor
 +1 808 721 4219
 jroney@chaneybrooks.com

1440 Kapiolani Boulevard,
 Suite 1010
 Honolulu, Hawaii 96814
 Main +1 808 544 1600
 Fax +1 808 544 9574
www.chaneybrooks.com