



CUSHMAN &
WAKEFIELD

ChaneyBrooks



**RARE OWNER-USER
OFFICE OPPORTUNITY**

FOR SALE

4370 KUKUI GROVE STREET APT 104

Lihue, HI 96766



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PROPERTY SUMMARY

ASKING PRICE	\$400,000
ADDRESS	4370 Kukui Grove Street, Apt 104 Lihue, HI 96766
TAX MAP KEY	(4) 3-3-6-25, CPR No. 4
TENURE	Fee Simple
BUILDING SIZE	862 SF
% COMMON INTEREST	13.41%
YEAR BUILT	1989
ZONING	C-G

INVESTMENT HIGHLIGHTS

- Rare Owner-User Opportunity – There is a very limited supply of ground floor office condo units of this size which presents a unique opportunity to own versus rent.
- Ideal for a Doctor, Dentist or Other Office User – The unit is equipped with a small sink, reception area, waiting area, 3 private offices and ample parking.
- Turnkey Condition – The unit was recently painted and has newer flooring. The unit is available for immediate occupancy.
- Convenient Location – The condo has easy access to the main thoroughfare, Kaumualii Highway, near the Kukui Grove Center and Lihue Airport.

CONTACT

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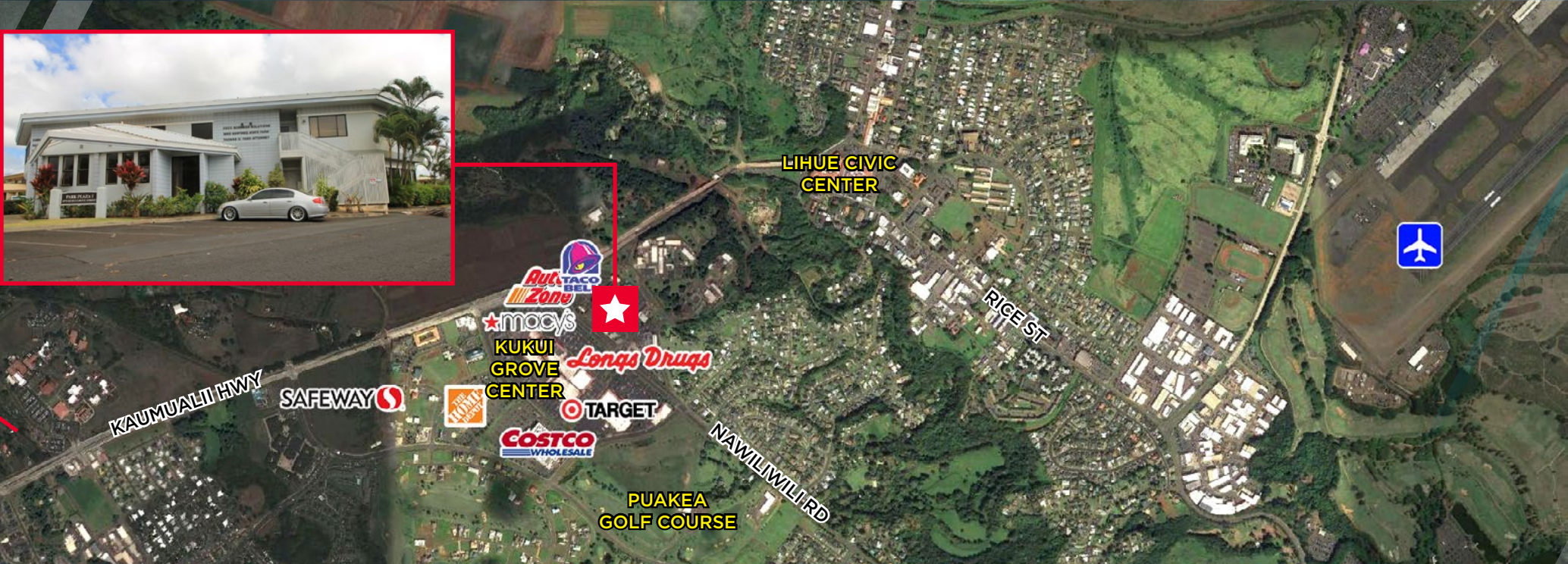
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DEMOGRAPHICS (10-MILES)

2022 Population	44,188
Daytime Population	26,794
2022 Households	15,232
Average Household Income	\$105,640
Median Home Value	\$679,694

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