



OWNER-USER OPPORTUNITY
FREESTANDING CORNER LOCATION

FOR SALE

4548 KONA ROAD
HANAPEPE, HI 96716



CUSHMAN &
WAKEFIELD

ChaneyBrooks

PROPERTY SUMMARY



ASKING PRICE

\$650,000



ADDRESS

4548 Kona Road
Hanapepe, HI 96716



TAX MAP KEY

(4) 1-9-5:5



TENURE

Fee Simple



BUILDING SIZE

1,080 SF



LAND AREA

3,862 SF



YEAR BUILT

1979/Effective 1987



ZONING

General Commercial (C-G)



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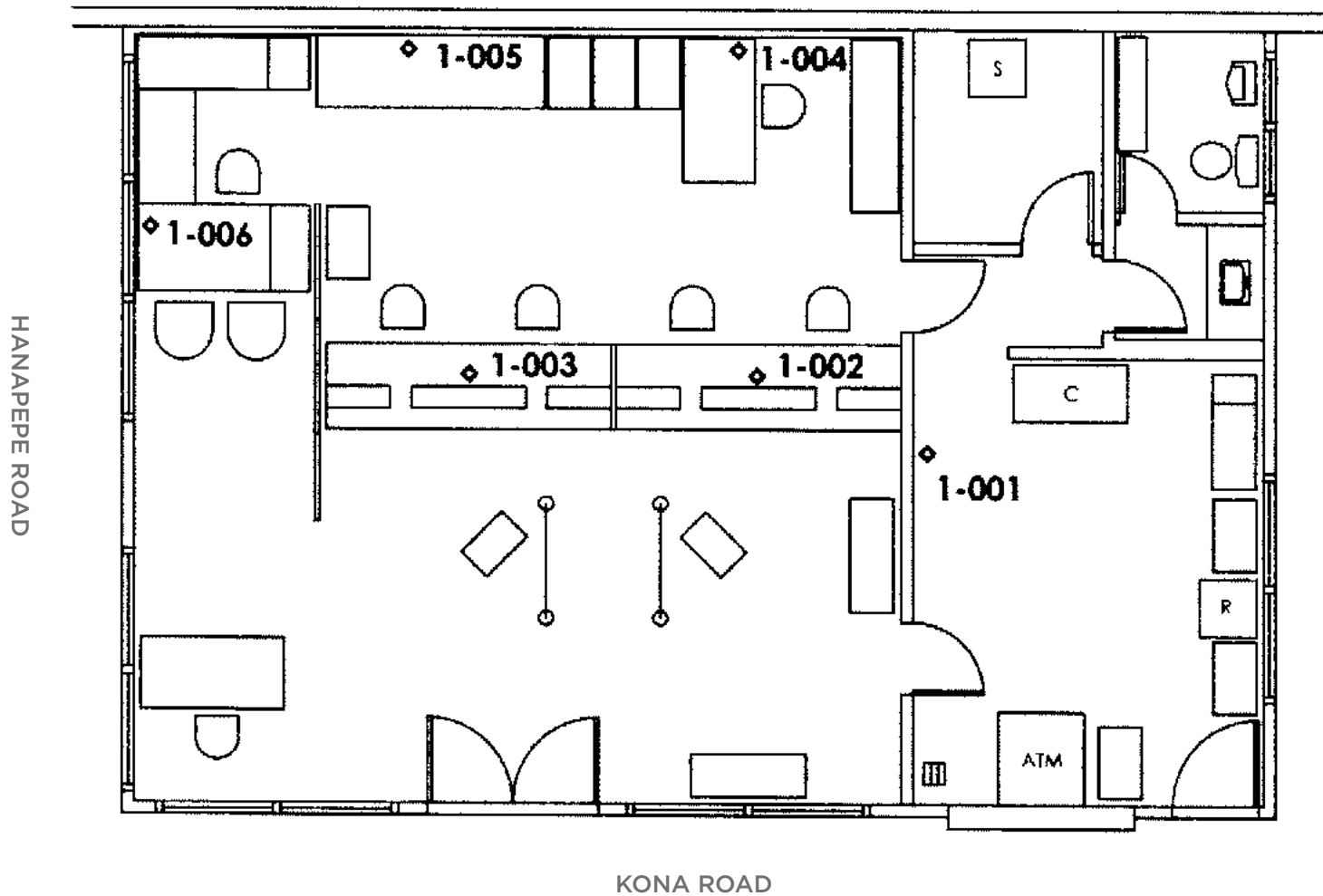
INVESTMENT HIGHLIGHTS

- Owner-User Opportunity
- Fee Simple Offering
- Freestanding Building
- Flexible General Commercial Zoning*
- Convenient and Visible Corner Site
- The Property is Serviced by the C&C Sewer System
- Well-Located Asset in the Charming Town of Hanapepe
- Upside Potential



*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.

SITE PLAN



*Drawing Not to Scale

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
- Discount to Replacement Costs



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.





CONTACT

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