

RARE OWNER-USER OFFICE OPPORTUNITY



4374 KUKUI GROVE STREET APT 103

FOR SALE



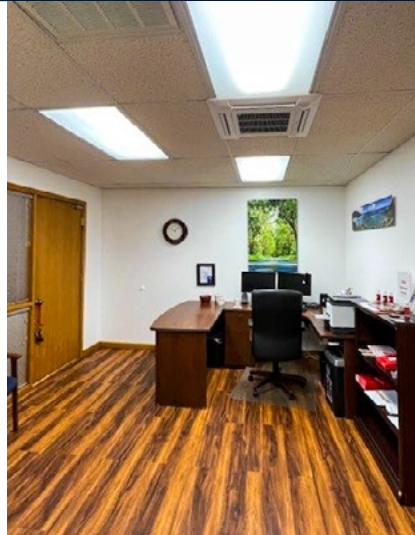
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4374 KUKUI GROVE STREET APT 103

LIHUE, HI 96766



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PROPERTY SUMMARY

ASKING PRICE	\$475,000
ADDRESS	4374 Kukui Grove Street, Apt 103 Lihue, HI 96766
TAX MAP KEY	(4) 3-3-6-25, CPR No. 3
TENURE	Fee Simple
BUILDING SIZE	656 SF
% COMMON INTEREST	10.21%
YEAR BUILT	1989
ZONING	C-G

INVESTMENT HIGHLIGHTS

- **Owner-User Opportunity** - Ideal opportunity for a buyer to own and occupy their own unit versus renting.
- **Excellent Move-In Ready Condition** - The unit is equipped with a well-serviced HVAC and vinyl plank flooring.
- **Furnished Turnkey Offering** - This offering includes desks, table, chairs, shelves, filing cabinet, small fridge, microwave, water dispenser and coffee maker, and security cameras.
- **Ground Floor Commercial Office Condo Unit** - Conveniently located on the preferred first floor of the Kukui Mountain Park Condo.
- **New Roof** - The roof was replaced in June 2024.
- **Great Location in the Heart of Lihue** - The site is situated near shopping centers, the Lihue Airport, and port, with easy access to the main thoroughfare, Kaunualii Highway.

CONTACT

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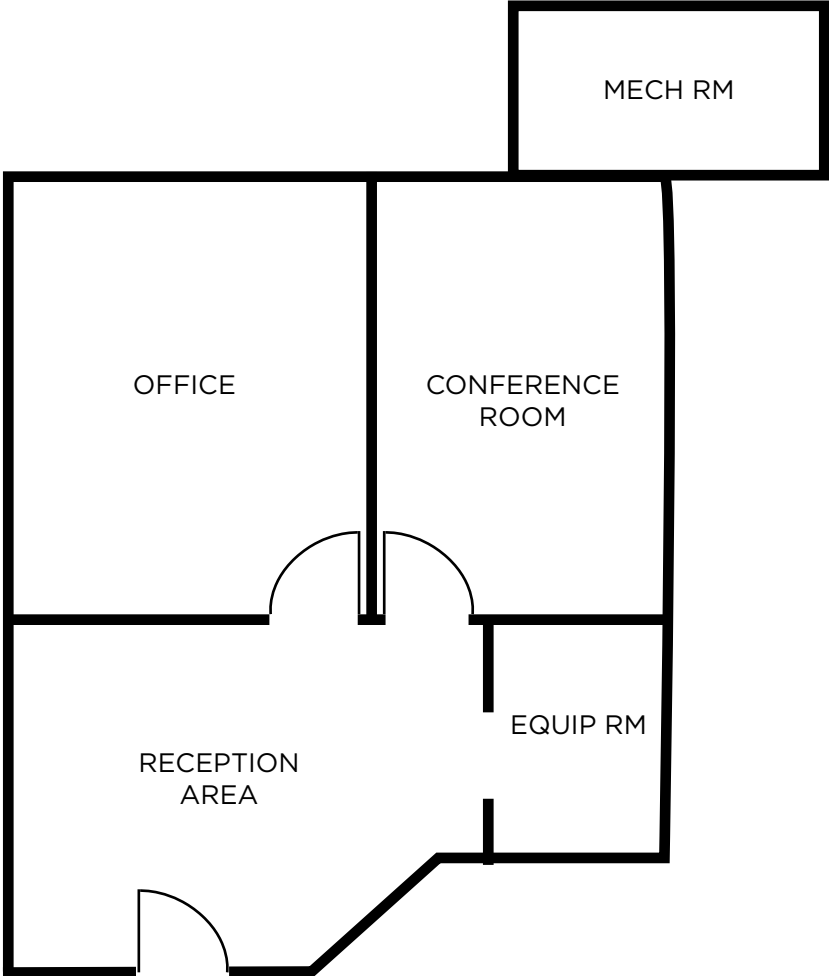
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SITE PLAN



*DRAWING NOT TO SCALE



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DEMOGRAPHICS (10-MILES)

2023 Population	46,579
Daytime Population	26,445
2023 Households	16,043
Average Household Income	\$105,661
Median Home Value	\$677,713

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