

OWNER-USER OPPORTUNITY

COMMERCIAL CONDO FOR SALE
IN AFFLUENT POIPU RESORT AREA



1941 POIPU ROAD, APT 2
KOLOA, HI 96756



ChaneyBrooks

PROPERTY SUMMARY

ASKING PRICE	\$325,000
ADDRESS	1941 Poipu Road, Apt 2 Koloa, HI 96756
TAX MAP KEY	(4) 2-8-27: 18, CPR No. 2
TENURE	Fee Simple
UNIT SIZE	1,675 SF
UNDIVIDED INTEREST IN COMMON ELEMENTS	17%
MAINTENANCE FEE	\$1,357.14/Month
YEAR BUILT	1980; Effective 1994
ZONING	R-10



INVESTMENT HIGHLIGHTS



GROUND-FLOOR UNIT

This expansive 1,675-square-foot unit is in vanilla shell condition, offering a flexible layout for a seamless build-out tailored to office or medical use. The unit is zoned R-10 with commercial use and an active use permit in place.

OWNER-USER OPPORTUNITY

Ideal for an owner-user seeking a prime commercial space in a high-demand resort-retail location.

CONVENIENT PARKING

Ample on-site parking ensures easy access for customers, guests, and employees.

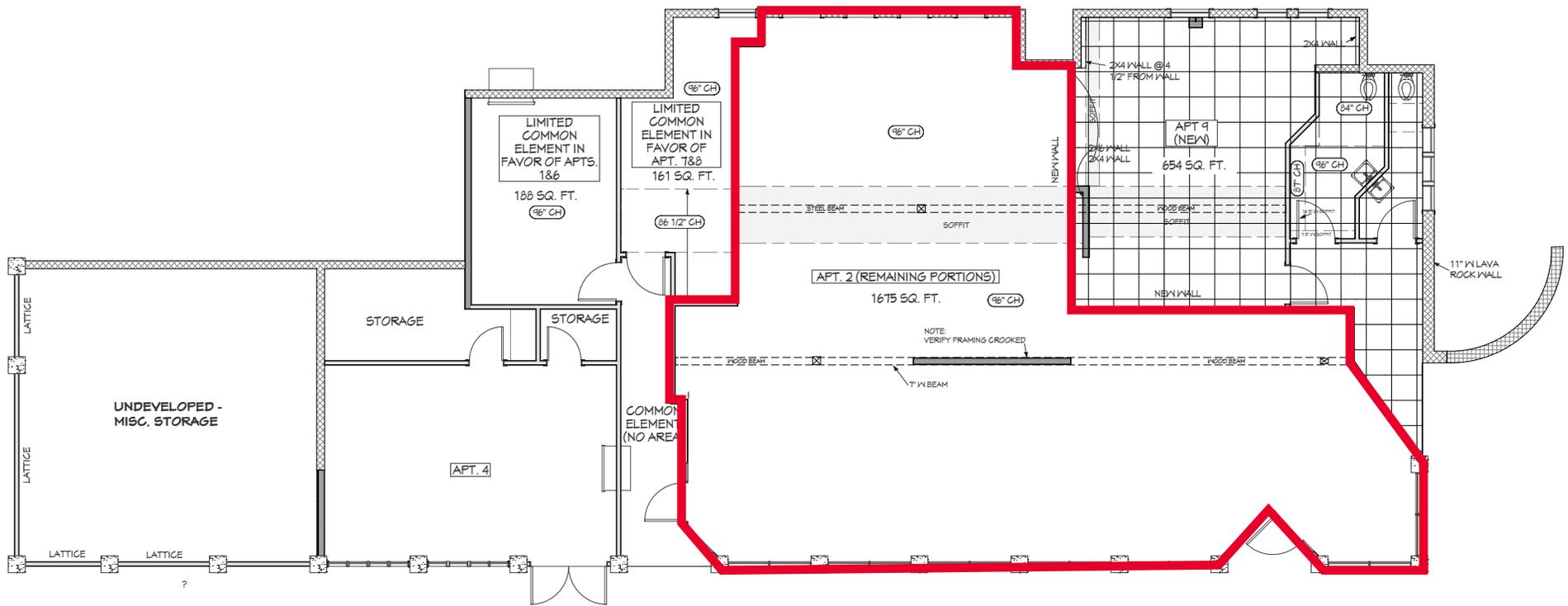
DESIRABLE LOCATION

Within walking distance to the ocean, centrally situated among Poipu's condominiums, and nestled in the heart of the resort district, just minutes from top restaurants and retailers.

STRONG DEMOGRAPHICS

Poipu boasts an affluent consumer base, attracting high-income residents, luxury travelers, and discerning shoppers.

SITE PLAN



AREA OVERVIEW

Poipu, located on the sunny south shore of Kauai, is a premier resort destination known for its golden sand beaches, luxury resorts, and year-round sunshine. It offers a mix of natural beauty, upscale accommodations, and a relaxed island atmosphere.



Key Highlights of Poipu:



Beaches: Poipu Beach is one of Hawaii's top-rated beaches, ideal for swimming, snorkeling, and family-friendly activities. Nearby, Shipwreck Beach offers dramatic cliffs and stronger waves for experienced surfers.



Luxury Resorts & Real Estate: Home to high-end resorts like the Grand Hyatt Kauai, exclusive vacation rentals, and luxury homes, Poipu attracts both visitors and residents looking for an upscale island lifestyle.



Outdoor Activities: Golfers can enjoy world-class courses like the Poipu Bay Golf Course, while adventurers can explore hiking trails such as Maha'ulepu Heritage Trail, which offers stunning ocean views.



Dining & Shopping: The area boasts a variety of fine dining restaurants, local eateries, and boutique shopping at spots like The Shops at Kukui'ula, a charming open-air center with high-end retailers and farm-to-table dining.



Wildlife & Nature: Poipu is home to Hawaiian green sea turtles (honu), monk seals, and seasonal humpback whales. The nearby Spouting Horn Blowhole is a popular natural attraction.

With its combination of natural beauty, upscale amenities, and outdoor adventure, Poipu remains one of Kauai's most desirable destinations for both visitors and investors.



CONTACT US FOR MORE INFORMATION

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