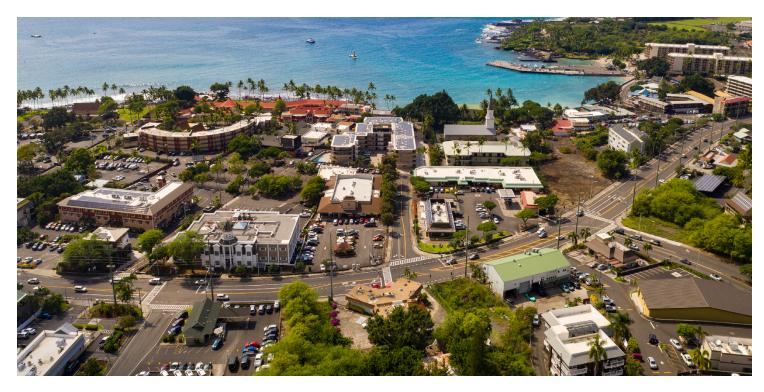
# Kona Center -- FOR SALE

# Kona Center

75-5722 Hanama Place, Kailua Kona, HI 96740



## **OFFERING SUMMARY**

| Sale Price:    | \$3,500,000      |
|----------------|------------------|
| Cap Rate:      | 7.12%            |
| NOI:           | \$249,064        |
| Lot Size:      | 1.47 Acres       |
| Year Built:    | 1978             |
| Building Size: | 16,631 SF        |
| Renovated:     | 2004             |
| Zoning:        | V75              |
| Market:        | Island of Hawaii |
| Submarket:     | West Hawaii      |
| Traffic Count: | 30,000           |
| Price / SF:    | \$210.45         |
|                |                  |

### **PROPERTY OVERVIEW**

Fee simple single story commercial building with plenty of on-site parking. Loading dock and very high traffic area. Located in the heart of Kailua-Kona at the intersection of Hanama Place and Kuakini Highway and just a block from the Kailua Pier and Alii Drive. CAM at this property is a low \$0.91 PSF/month. In easy walking distance of both the Kailua Village visitor center and Kailua-Kona's many retail centers, offices and restaurants in the business/retail district.

#### PROPERTY HIGHLIGHTS

- Fee Simple Commercial Building
- High Visibility from Kuakini Highway
- Fronting Kuakini Highway -- 30,000 + Vehicles/day
- Restaurants, business and retail within easy walking distance
- Plenty of onsite parking -- 93 car capacity
- One Block from the Alii Drive visitor district and Kailua Pier
- Great Business Potential



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