

**SALE / LEASE**

# Pualani Terrace

**81-6587 MAMALAHOA HIGHWAY #C301**

Kealakekua , HI 96750

**PRESENTED BY:**

**GREGORY OGIN**

O: 808.329.6446

[gogin@svn.com](mailto:gogin@svn.com)

HI #RB-16053

**SUSIE SCRIBNER**

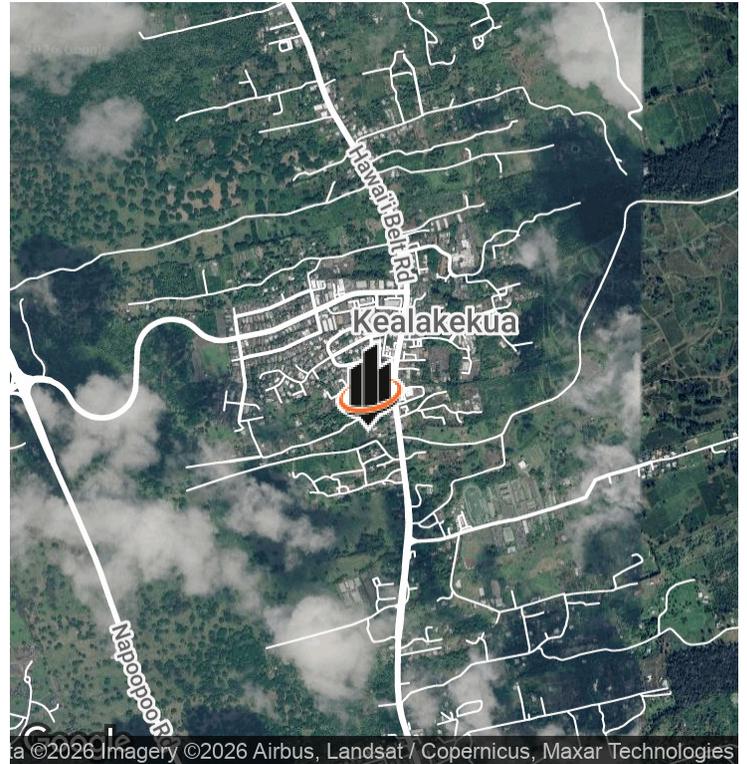
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Hawaii #RS-84227



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$295,000
<b>LEASE RATE:</b>	\$2.75 SF/month (MG)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	1,290 SF
<b>LOT SIZE:</b>	1,290 SF
<b>BUILDING SIZE:</b>	1,290 SF

## PROPERTY DESCRIPTION

An exceptional opportunity awaits in the heart of Kealakekua with this affordable ,fee-simple commercial condominium in the conveniently located Pualani Terrace - a mixed use center home to a restaurant, day spa, massage therapy practice, eye clinic and more. This vibrant mix makes the location ideal for professional services, wellness practices or retail concepts as an owner/user or investor.

### Highlights:

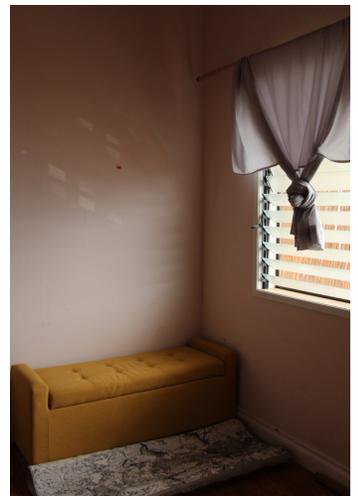
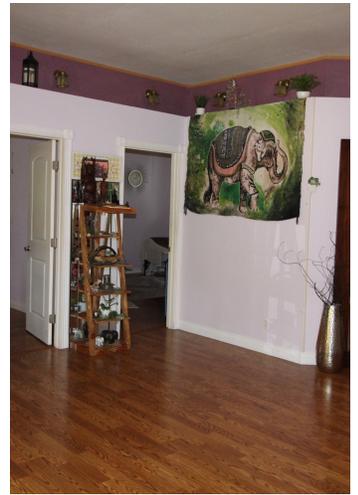
- Prime Kealakekua location, less than one mile from Kona Community Hospital
- Commercial-zoned, fee simple ownership
- Flexible floorplan currently configured into 4 private rooms, each with its own sink
- Offices can be leased separately for additional income opportunities
- Versatile layout suited for health practitioners, estheticians, therapists, office use, or boutique retail
- Ample parking lot adjacent to the unit (no stairs)

### In Unit Common Area Features:

- Shared bathroom with walk-in shower
- Convenient Kitchenette
- Welcoming shared spaces ideal for clients and staff with patio

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# ADDITIONAL PHOTOS



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## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	Pualani Terrace
<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Specialty Center
<b>APN</b>	3-8-1-003-017-7
<b>BUILDING SIZE</b>	1,290 SF
<b>LOT SIZE</b>	1,290 SF
<b>YEAR BUILT</b>	1990
<b>NUMBER OF FLOORS</b>	1

An exceptional opportunity awaits in the heart of Kealahou with this affordable, fee-simple commercial condominium in the conveniently located Pualani Terrace - a mixed use center home to a restaurant, day spa, massage therapy practice, eye clinic and more. This vibrant mix makes the location ideal for professional services, wellness practices or retail concepts as an owner/user or investor.

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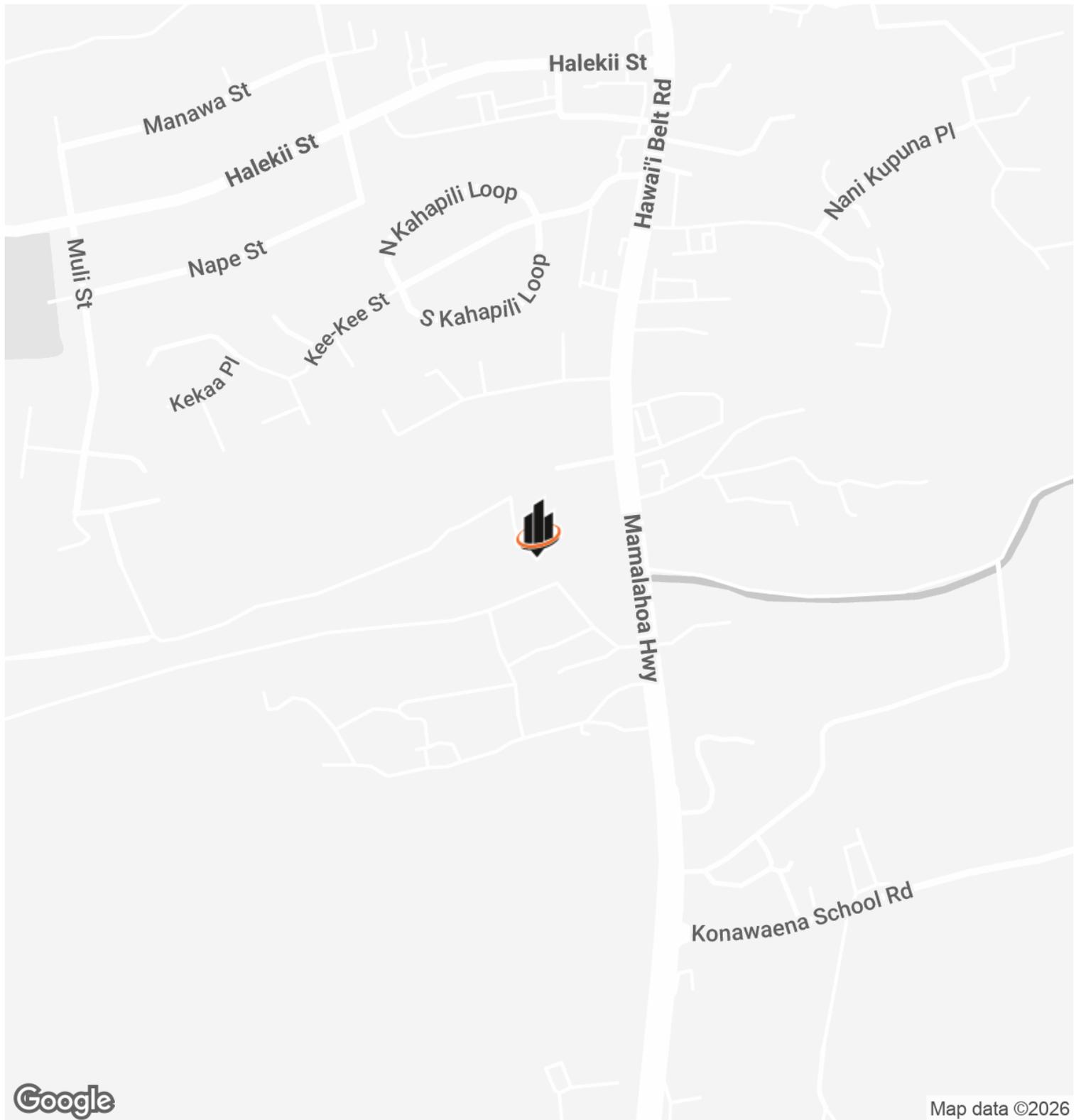
- Shared bathroom with walk-in shower
- Convenient Kitchenette
- Welcoming shared spaces ideal for clients and staff with patio and lanai seating



- Fantastic opportunity for your business
- Highway frontage with good visibility, access and plenty of parking
- Located in the heart of Kealahou near Kona Community hospital, businesses, grocery and restaurants
- The property boasts a welcoming end cap location and easy to find entry area
- Multiple rooms with water access and separate entrances create space flexibility
- Convenient location to service both residents and visitors alike from Keauhou through Captain Cook areas
- Fee Simple Commercial Condominium
- Property Zoned CV-10
- Great location in south Kona
- -One mile from Kona Community Hospital

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# LOCATION MAP



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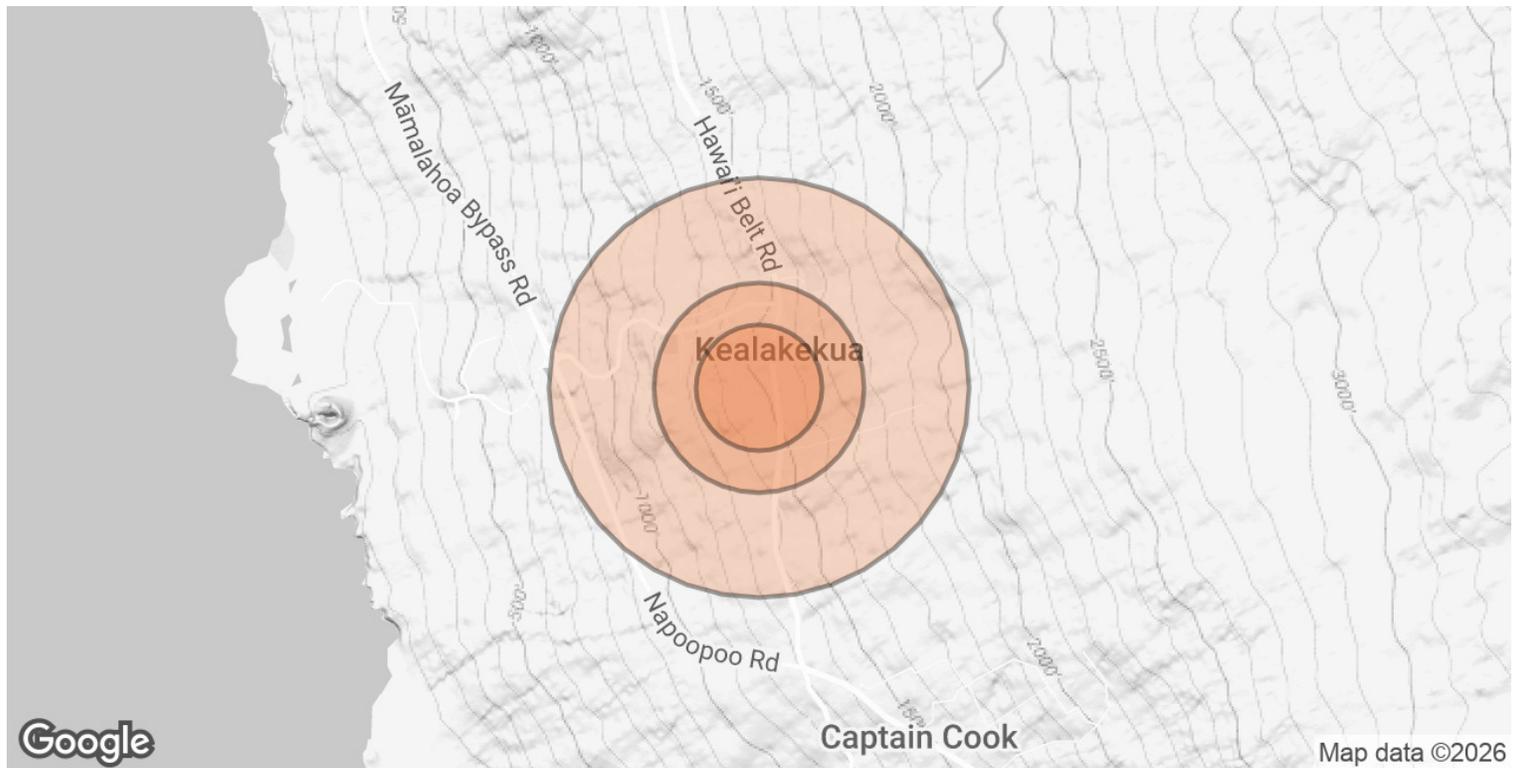
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# DEMOGRAPHICS MAP & REPORT

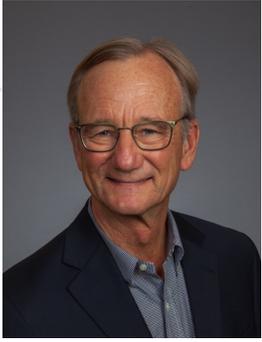


POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	357	917	1,596
AVERAGE AGE	45	45	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	45	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	123	316	552
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$178,257	\$171,532	\$155,340
AVERAGE HOUSE VALUE	\$818,695	\$819,582	\$822,045

Demographics data derived from AlphaMap

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## ADVISOR BIO 1



### GREGORY OGIN

Principal & Managing Director

gogin@svn.com

Direct: **808.329.6446** | Cell: **808.987.6446**

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### PROFESSIONAL BACKGROUND

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club - Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

### EDUCATION

North Hennepin State University  
University of Hawaii

### MEMBERSHIPS

CCIM, CPM

#### SVN | GO Commercial

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