

4374 KUKUI GROVE STREET

APT 204

Lihue, HI 96766



RARE OWNER-USER OFFICE OPPORTUNITY

FOR SALE



ChaneyBrooks



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PROPERTY SUMMARY

ASKING PRICE	\$600,000
ADDRESS	4374 Kukui Grove Street, Apt 204 Lihue, HI 96766
TAX MAP KEY	(4) 3-3-6-25, CPR No. 8
TENURE	Fee Simple
BUILDING SIZE	1,036 SF
% COMMON INTEREST	16.12%
YEAR BUILT	1989
ZONING	C-G



INVESTMENT HIGHLIGHTS

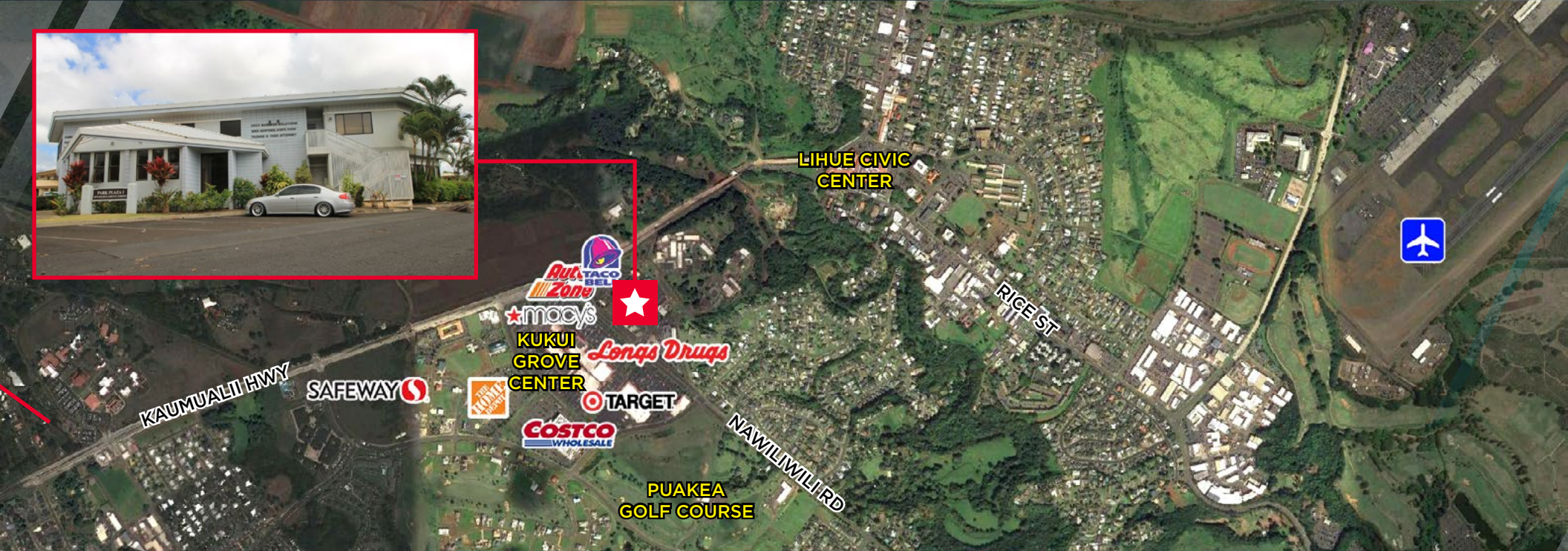
- **Owner-User Opportunity** - Ideal opportunity for a buyer to own and occupy their own unit versus renting.
- **Move-In Ready Condition** - The unit has freshly painted interior and vinyl plank flooring.
- **Commercial Office Condo Unit** - Conveniently located within the Kukui Mountain Park Condo.
- **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.

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DEMOGRAPHICS (10-MILES)

2024 Population	48,236
Daytime Population	26,064
2024 Households	16,334
Average Household Income	\$105,846
Median Home Value	\$760,760

CONTACT

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