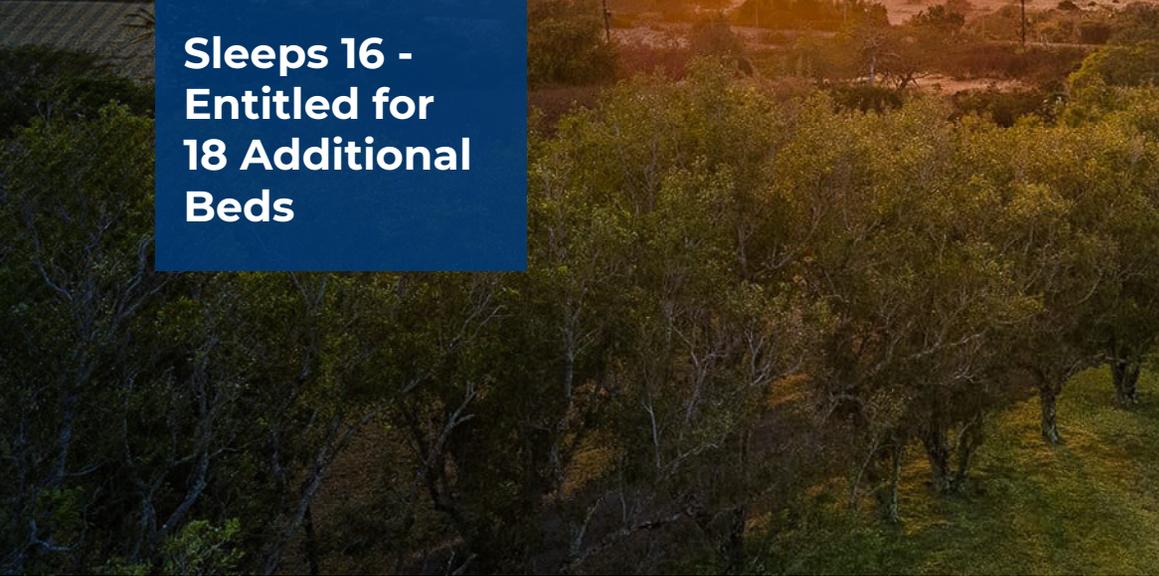
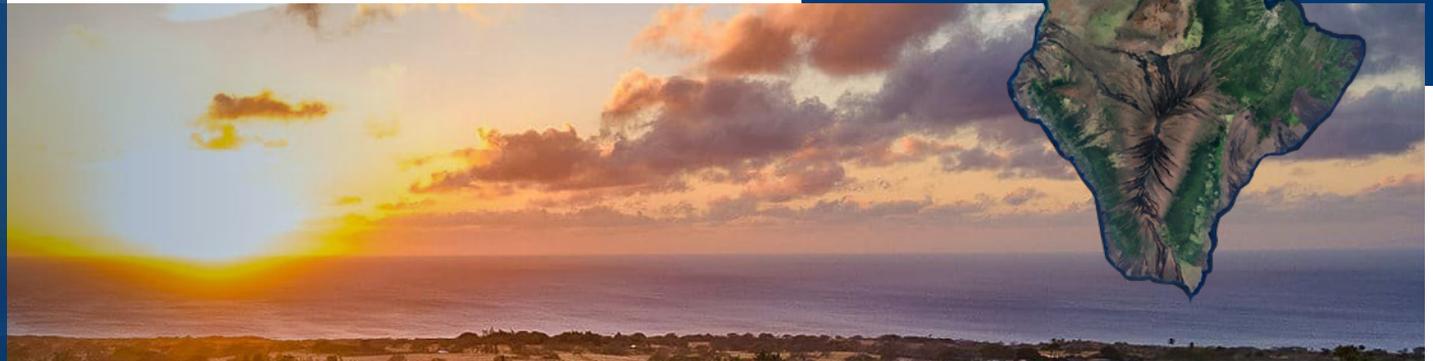


# For Sale

Sleeps 16 -  
Entitled for  
18 Additional  
Beds



## 56-2864 Akoni Pule Hwy

Hawi, Big Island, Hawaii

32.41 ACRES WITH EXISTING EVENTS FACILITIES

Colliers

# Property Overview

## Rare opportunity to own a generational property rooted deep with history and culture on Hawaii Island.

An established guest ranch and events center located on an exquisite 32.41 acres of land located in North Kohala on the Big Island of Hawaii. The property is one of the most authentic and beautiful historic ranches on Hawaii Island that blends history, nature, and rustic comfort. It has guest cottages that sleeps 16 guests in 4 existing buildings along with a wedding venue/pavilion to host special events. The establishment has been operating as a special events center since 2008, catering to individual nightly guests and larger groups that book out the entire facility. The owner has secured a conditional use permit that could allow for the construction of guest buildings that can sleep up to 21 guests or separation units for new accommodations for 2 along with other event-related structures.

This opportunity offers for a buyer to enjoy current cash flow with the potential to significantly grow the property and revenues into one of the more quaint and substantial events facilities in the state of Hawaii.

- » Strong marketability and brand recognition
- » Existing nightly rental and events income
- » Conditional Use Permits in place for expansion of additional cottages and events facilities
- » 4 Existing cottages, each with its own history, that accommodates 16 guests
- » 2 private pools on property
- » Approvals to add accommodations for additional 21 nightly guests
- » Located in the very desirable area Kohala on the Big Island of Hawaii
- » Unimpeded ocean views
- » Desirable temperate climate
- » Current entitlements allow for 40 overnight guests.

<b>Location</b>	56-2864 Akoni Pule Highway Hawi, HI 96719
<b>Purchase Price</b>	\$8,200,000.00
<b>TMK #</b>	(3) 5-6-1:82
<b>Zoning</b>	A-20A
<b>Tenure</b>	Fee Simple
<b>Total Land Area</b>	Approx. 32.41 Acres
<b>Existing Buildings</b>	<b>Miles Away Cottage</b>   Sleeps 4 2 BR, 1.5 BT - Outdoor Bath House with Japanese-style soaking tub  <b>Cowboy House Cottage</b>   Sleeps 6 3BR, 2 BT - Outdoor Bath House  <b>James Cottage</b>   Sleeps 2 1BR, 1 BT (Detached) - Outdoor Bath House  <b>Yoshi House</b>   Sleeps 4 2 BR, 2 BT - 1 Sun-Room and 1 Outdoor Bath House  <b>Wedding Venue</b>
<b>Proposed/ Potential Expansion</b>	New pavilion with kitchen and restroom Hawi House   Sleeps 8 Tree House   Sleeps 13
<b>Year Established</b>	1870

# GLAMPING POTENTIAL

Leverage the property's entitlements to add up to 20 glamping units at a lower construction cost than traditional builds, each designed as private, hotel-style accommodations with en-suite amenities. This expansion could boost sleeping capacity while repurposing the four existing cottages into premium spa, wellness, and event-support facilities, enhancing revenue through diversified hospitality offerings and immersive eco-experiences.





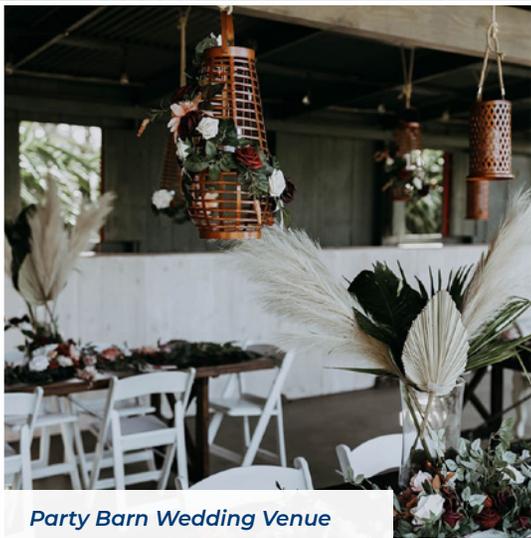
*Cowboy House Cottage*



*Cowboy House Cottage - Interior*



*James Cottage - Living Room*



*Party Barn Wedding Venue*



*James Cottage*



*James Cottage - Bedroom*



*Yoshi House - Bathroom*



*Yoshi House - Kitchen*

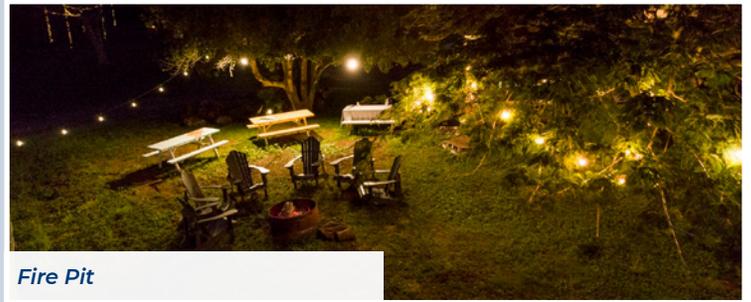




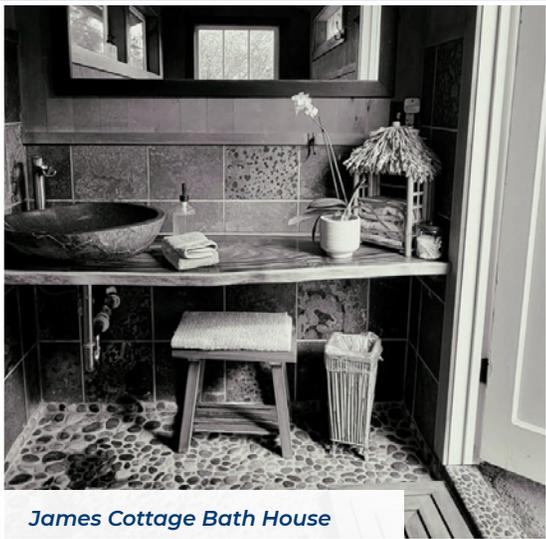
*Puakea Sunset*



*Miles Away Pond*



*Fire Pit*



*James Cottage Bath House*



*Yoshi House Sun Room*



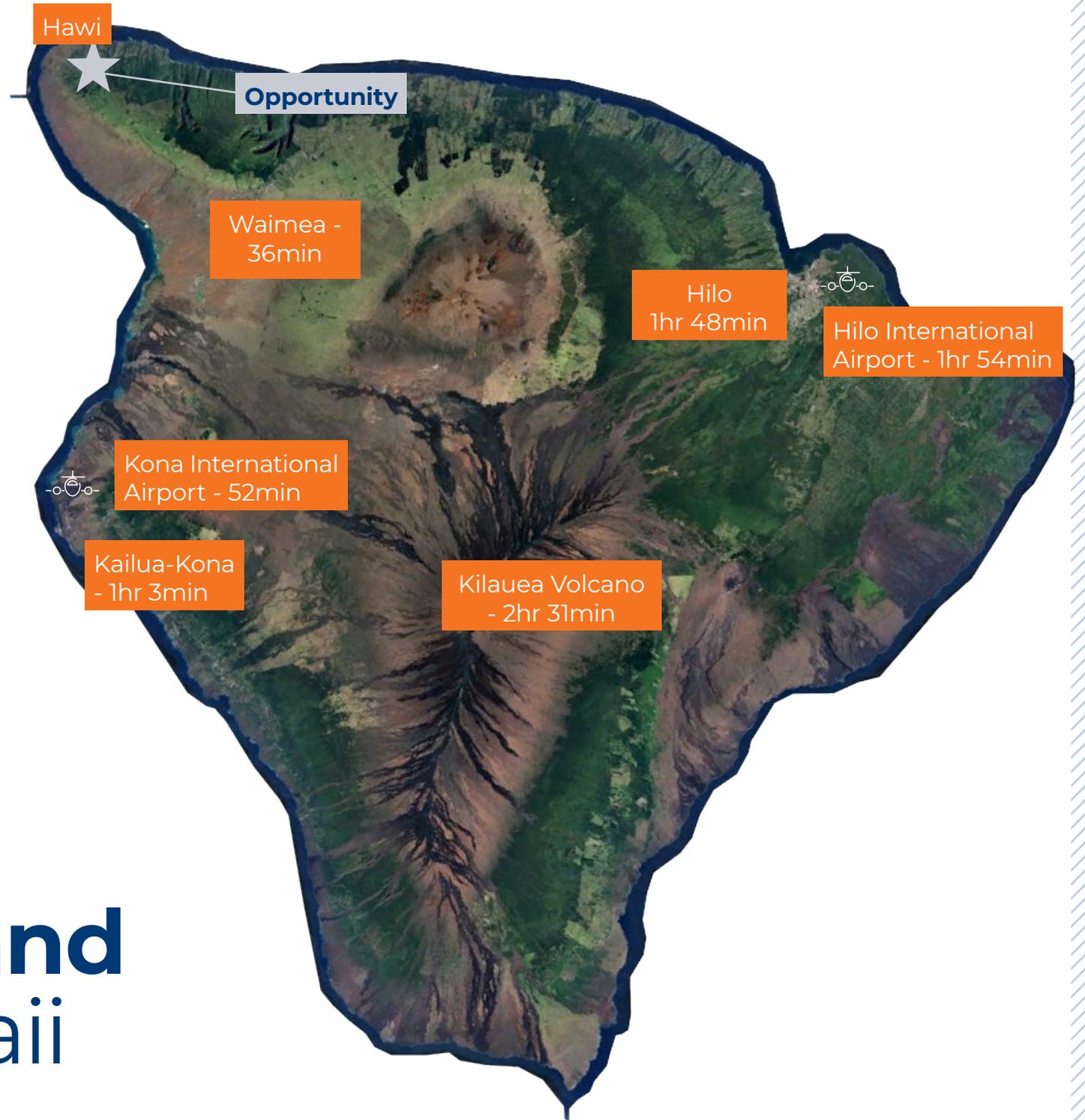
*Cowboy House Lanai*



*James Pond at Puakea Ranch*



*Yoshi House - Bedroom*



# Big Island of Hawaii

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[View Online Listing](#)

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