

Owner-User- Investment Opportunity

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1661 Kahekili Highway Wailuku, HI 96792

9.034 Acres AG-Zoned Site with Below Replacement Cost Improvements

Located in Wailuku, the property is 9.034 acres of AG zoned-land improved with a 6,646 SF, prefabricated steel raised center aisle (RCA) barn (completed in 2019). The site is unimproved outside of the barn and is fully fenced. Access is via a county road from Kahekili Highway.

FOR SALE

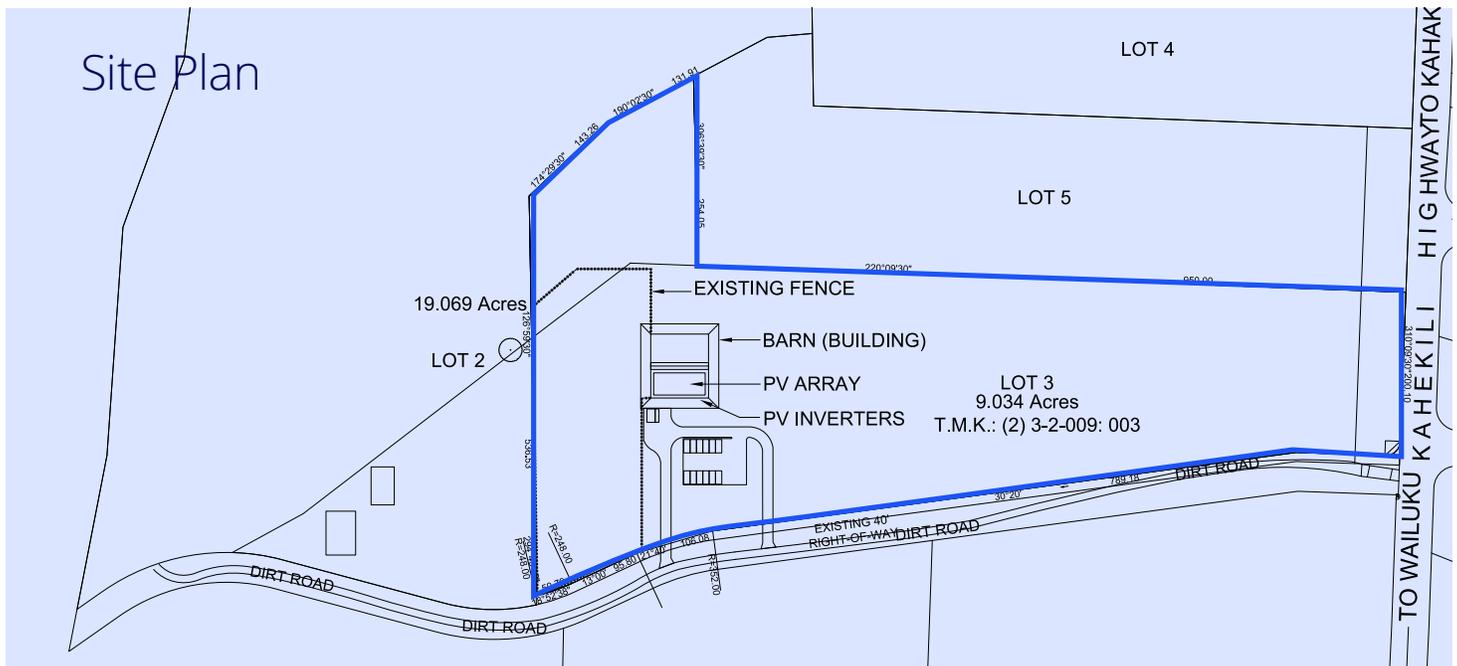


Features

This unique structure is energy efficient and operates entirely off-grid, powered by a 41.8 kW PV solar panel system, including eight storage batteries. The building is serviced by a 5/8" domestic water line and septic wastewater system. This fully sprinklered building also features on-site fire flow storage tanks, horse stalls, dog kennels, restroom, shower, laundry facilities, an open office area, and a training room.

Address	1661 Kahekili Highway Wailuku, HI 96792
Area	Wailuku
TMK	(2) 3-2-9:3
Zoning	AG-Agriculture
Sales Price	\$2,050,000
Tenure	Fee Simple
Available Space	9.034 Acres
Total Building Size	Barn 6,646 SF Covered Porch 4,600 SF

Unique opportunity to acquire and AG-Zoned parcel of this size with direct highway access on the border of Waiehu/Waihee with the structure priced substantially below replacement costs.



FOR SALE



ADMIN OFFICE



ADMIN OFFICE



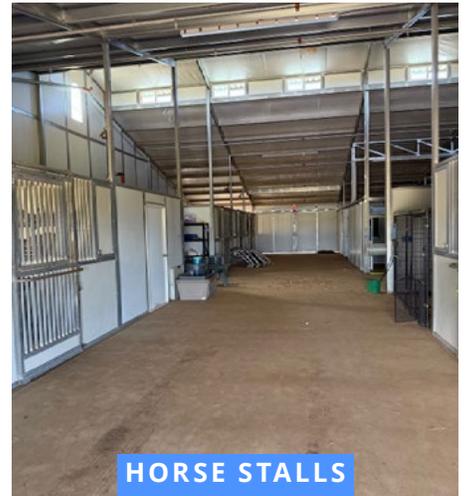
TRAINING ROOM



SOLAR BATTERY STORAGE



DOG KENNELS



HORSE STALLS

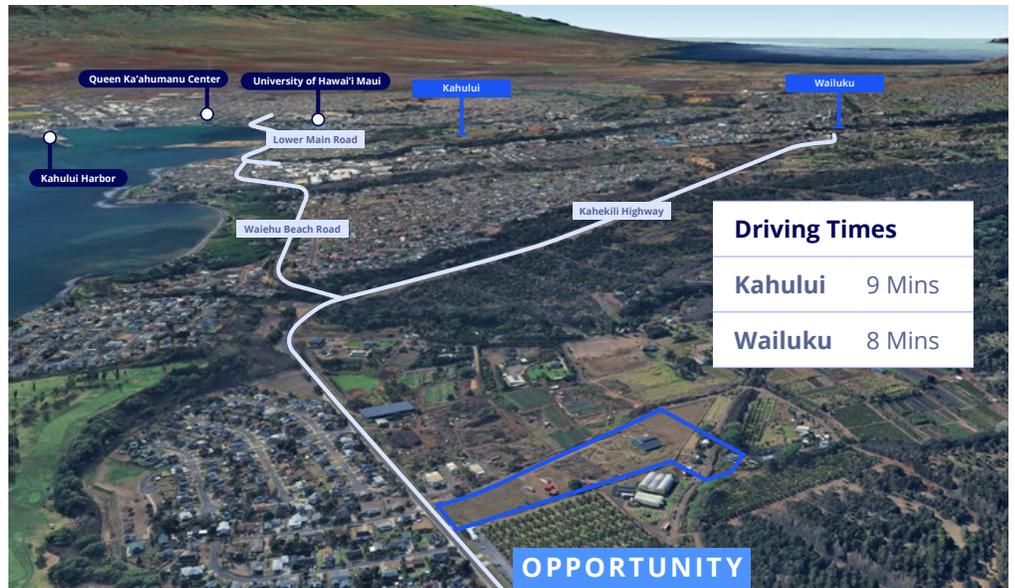
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OPPORTUNITY

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