

# For Sale

77-6403 NALANI ST, #2 Kailua-Kona, HI 96740

## Lender's Document Building



For Sale Information:

Frank Latinis, RB 18572, CRB

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Kailua-Kona, HI 96745

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ECB  
Realty



# Lender's Document Building

## Project Overview

Offering Price:	\$1,800,000 Fee Simple	
Address:	77-6403 NALANI ST, #2 Kailua-Kona, HI 96740	
Tax Map Key:	(3) 7-7-9-56	
Zoning:	CN-10	
Land Area:	30,787 square feet	
Building Net Rentable:	12,822 square feet	
Real Property Tax (2019):	\$16,668	
Assessed Value:	Land	\$740,100
	Building	\$910,800
	Total Assessed	\$1,650,900
Year Built:	1962-1976	
Building #1:	1,360 SF Wood Frame Exterior	
Building #2:	11,462 SF Masonry Exterior	
Parking:	60 Spaces	
Location:	Main thoroughfare – Kuakini Highway 7 minutes to town; 15 minutes to Airport Sunset View Terrace Lots	
Water Allotment:	1 ½" Metered water line	

### Extra Features:

Professional Center  
Prime Location  
Easy Drive-in Access  
with Plenty of Parking



For Leasing Information:  
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## Location

Highly visible frontage, great signage. Off Kuakini Highway just south of Lako Street. Excellent location with plenty of onsite parking, 60 spaces. 30,787 SF of property with 2 buildings:

Building #1 is a 960 SF wood framed building with 400 SF usable basement, currently leased to State of Hawaii Children's Justice Center.

Building #2 is a 3-Story masonry building of approximately 12,731 SF with 1,117 SF leased to office of State of Hawaii Attorney General, with approximately 11,462 SF of vacant (10,345 SF leasable) space.

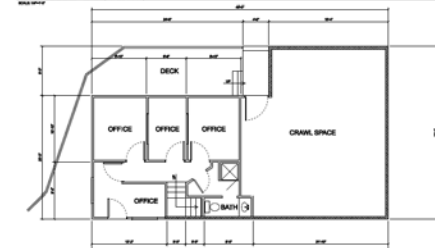
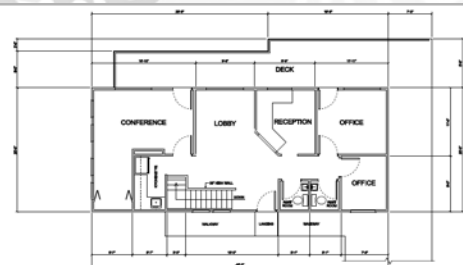
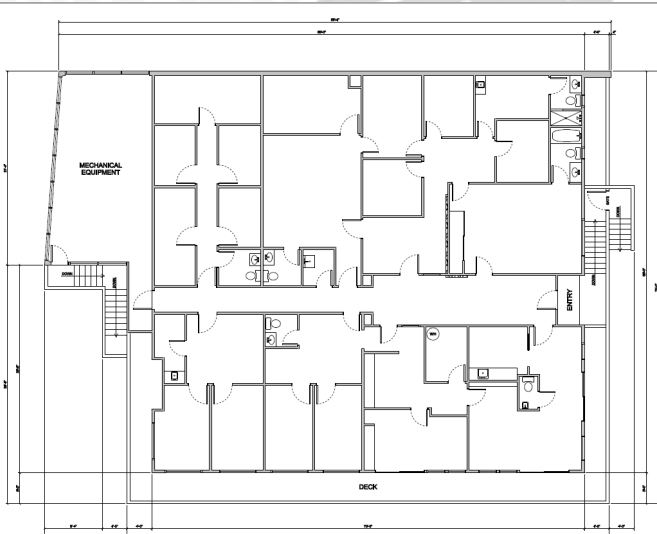
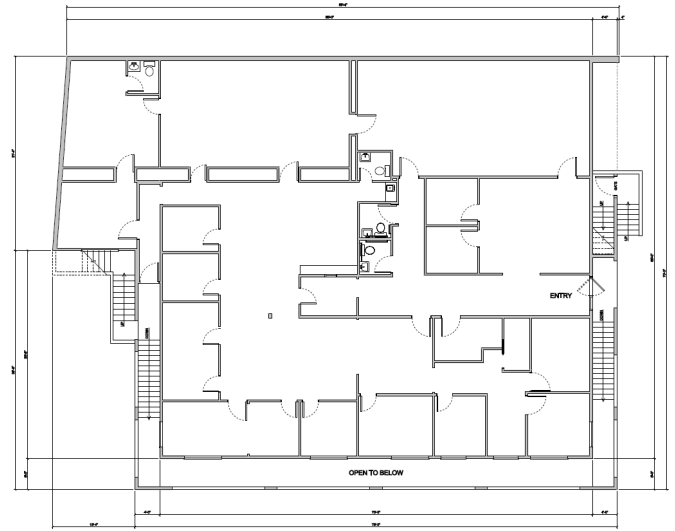
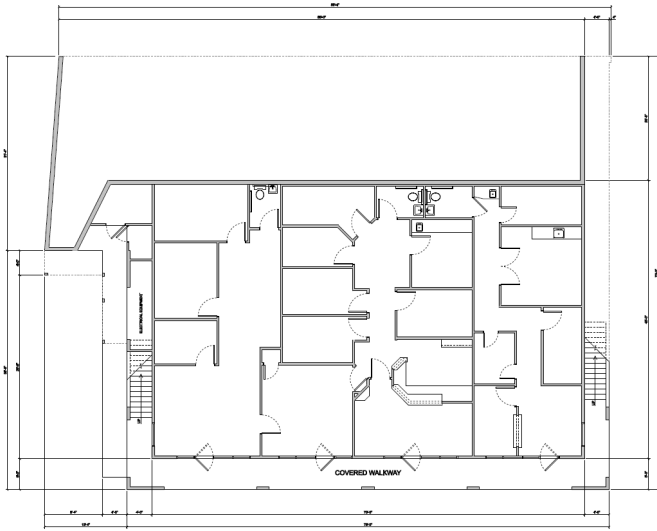


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## Floor Plans



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