

# LENDERS DOCUMENT SERVICE BUILDING - For Sale



## SALE PRICE

**\$1,750,000**

## PROPERTY OVERVIEW

### OFFERING SUMMARY

Cap Rate:	6.0%
NOI:	\$112,186
Lot Size:	0.71 Acres
Year Built:	1976
Building Size:	12,822 SF
Renovated:	1990
Zoning:	CN-10
Market:	Hawaii Island
Submarket:	West Hawaii
Price / SF:	\$136.48

This 12,882 square foot wood frame office building is located on 30,787 square feet of fee simple land. The Property is currently 84% occupied and houses a number of strong tenants including the State of Hawaii Attorney General's office and the State of Hawaii Children's Justice Center. Plenty of onsite parking is available -- with over 50 parking stalls. There are fourteen rental units in total, contained in two well-maintained boutique Office Buildings.

### LOCATION OVERVIEW

Located just five minutes from the heart of Kailua-Kona, on Nalani Street off of Kuakini Highway. Ease of access and minutes away from the business, retail and visitor centers of Kailua-Kona. The Lender's Document Service Building is conveniently located about halfway between Kailua-Kona and the Keauhou resort area. The Property is situated in a residential/commercial area, immediately adjacent to popular French restaurant La Bourgogne, and just fifteen minutes away from Kona International Airport, NELHA and the Kaloko Light Industrial district.

### PROPERTY HIGHLIGHTS

- Fantastic Location
- Well-Constructed Wood Frame Office Building
- Current NOI: \$112,186 / year

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