

Prime residential zoned land with 7 homes

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PREMIERE PROPERTIES

Prepared For: Investor Clients



56420 Kamehameha Hwy

Kahuku, HI

County: Honolulu
Property Type: Land
Residential (land)
Price: \$4,250,000

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	\$4,250,000	(944,444/Acre)	4.5 Acre(s)			Residential (land)

- Priced below market
- Development opportunity
- Current Income from 7 homes
- Perfect North Shore Location
- Must sell immediately - Make any offer!!!
- Possible Seller financing

Property Description

Price Discount \$250k - Must sell, will look at creative offers. Wont last long! Make offers! Seller may Finance Description: 4.5 Acres of land situated in Kahuku, on Kam Hwy, the main road of the Island. Majority of the land runs along Kam Hwy, full access. There are currently 7 homes located on the property, each individual for utilities. Currently No Expenses. Tenants pay all utilities and taxes. Zoning: Over 3.7 acres is zoned R-5 (Residential Zoning!!!). Small portion is acre zoned Ag-1 (35,000sqft) (email or contact us for current survey) Current Use: The property is being leased from KVA (Kahuku Village Association). Term: Month to Month. Utilities: Sewer line is connected to neighboring property (fire station). Electrical is currently to property Water is currently to property Possibilities: Develop a home every 5000 sqft feet (30 lots) on the 3.5 acres immediately for large returns. May also divide and sale current homes on property for immediate return as well. ** Please contact for prelim development maps - Many possibilities! Rare to find this much land already zoned Residential (R-5)

Location Description

Description: Located on the North Shore of Hawaii just a few miles down the road from the prestigious Turtle Bay Resort, which is currently under a major expansion development. Condos are selling for over 1mm. This 4.5 Acres of land situated in Kahuku, on Kam Hwy, the main road of the Island. Majority of the land runs along Kam Hwy, so there is full access. Neighboring properties are a church and Fire Station/ Police Station AVG Home price on Oahu is 600k,

Zoning Description

R-5 (Residential)/ small portion AG-1

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Debt & Equity Information

Type: Existing

Comment

Seller willing to look at terms, may finance a portion.