



# PARAMOUNT REALTY USA

## AUCTION

Thursday, October 29

Previously \$6,999,000 · **Minimum Bid \$5,500,000**

### 2.82 ACRE DEVELOPMENT SITE

75 HALE KAPILI STREET · KAILUA KONA, HI 96740

#### PROPERTY DETAILS

Total Lot Size	2.82 AC
Property Type	Land
Property Sub-Type	Commercial



212.867.3333 · prusa.com

Listing Broker

**PREMIER ISLAND  
PROPERTIES**

Cindy Wild · 808.938.0779



## PROPERTY HIGHLIGHTS

Prime commercial lot in the heart of Kailua Kona ready to build. High traffic area located between Lowe's, Walmart, Safeway, Starbucks, Pictures Plus and Denny's Restaurant! Accessible from Henry and Queen K via Malualani Drive.

The property consists of 4 lots totaling 2.82 acres:

- 3-7-5-3-30 Lot#6-A-1-C 20,995 sq ft
- 3-7-5-3-31 Lot#6-A-1-D 20,265 sq ft
- 3-7-5-3-32 Lot#6-A-1-E 22,411 sq ft
- 3-7-5-3-33 Lot#6-A-1-F 1.35 acres

This fee simple commercial zoned lot has the same zoning as Walmart and Safeway. Perfect for high visibility businesses, large restaurant, sports store, computer store, grocery, medical center, etc.!

Unobstructed coastline/ocean views from each lot! Retaining rock walls, engineered, and graded lots ready to build-out, with utilities stubbed to each lot! Parcels include 7 water units in total, equating to 2,800 gallons per day based on average usage.

*\*45 foot height limit may be good for 3 stories above one level of underground parking similar to the building below.*

*\*All four lots combined could be approved for 35,000+ sq.ft. of space on a single level, slab on grade, or much more as a multi-story building with County Approval. Buyers and agents to perform their own due diligence.*





**HOW TO PARTICIPATE**

**1. Obtain Due Diligence Information** by submitting registration form (click [HERE](#) or visit [prusa.com](#) for form). After returning the completed form, you will be emailed access to the Due Diligence Information, which includes zoning information, title reports, tax bills, and more.

**3. SUBMIT WRITTEN BID BY DEADLINE:** Thursday, October 29 at 4pm local time. Submit (a) a written bid and (b) 10% deposit (by bank check or wire) by the bid deadline. Instructions are included in the Due Diligence Information.

**MUST SELL**

3% Buyer's Premium  
Broker Participation Invited

The listing broker for the property is Cindy Wild (license number RB-21283 with Premier Island Properties (license number RB-22237), 75-5995 Kuakini Hwy Ste. 605, Kailua Kona, HI 96740 33180, 808-938-0779 ("Listing Broker"). PRUSA LLC d/b/a Paramount Realty USA ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or cancelled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid reflected herein applies only to the day and time of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.



# REAL ESTATE AUCTIONS

## ABOUT PARAMOUNT REALTY USA

Based in New York, Paramount Realty USA is a real estate marketing firm specializing in auctions. The team has 50 years of real estate auction experience, having marketed, sold or advised on over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has marketed residential and commercial property for developers, lenders, private equity firms, government agencies, family offices and other owners of real estate. For more information, visit [www.prusa.com](http://www.prusa.com).