

## Listings Full

<a href="#">3-2-1-014-053-0000</a> 23 Lihikai Rd, Hilo 96720		LP: \$200,000
MLS#: 201704802	Region: S. Hilo	Bldg Nm:
Status: In Escrow Not Showing	Nghbrhd: HILO	OLP: \$200,000
		SP:
Lnd Tenure: FS - Fee Simple		Fee Options:
Listing Service: Full Service		



### General Information

Prop Type: Lots/Acres/Farms  
 Location: Inside  
 Prop Frnt: Other  
 Prop Cond:  
 Land Use: Hotel/Apt, Residential  
 Lnd Recorded: Regular System  
 Restrictions: None  
 Easements: None

DOM: 21  
 CDOM: 21  
 Lot #:   
 Land Sqft: 15,550  
 Lot Acres: .357  
 Lot Dim:  
 Set Backs: Of Record

### Layout

Beds:  
 Baths:  
 Ttl Sqft:

### Land Information

Surface Road: County Rd, Paved Rd  
 Topography: Level  
 Parcels+: YesCrops Incl: No

### Additional Information

View: Other  
 Zoning: 20 - Resort  
 Flood Zone: Zone VE  
 Lot Desc: Clear, Other

Recent: 04/07/2017 : In Escrow Not Showing : A->EN

### Listing/Agent/Office Infomation

Listing Date: 03/13/17	ACS Date:	Tmp Wth Date:	Exp Date: 03/13/18
TOM Date:	Pending Date: 04/03/17	Cancelled Date:	BOM Date:
List Type: Exclusive Agency		Listing Svc: Full Service	Lock Box:
Agent: <a href="#">Christina L Dwight</a> (R)		Agent Mbr #: 26009	Agent Ph: (808) 429-1098
Ag Email: <a href="mailto:CIS@ChristinaDwight.com">CIS@ChristinaDwight.com</a>		Corp Office Lic #: RB-21019	
License #: RB-20978		Office Mbr #: CISC	Office Ph: (808) 429-1098
Office: <a href="#">Commercial Inv. Strategies</a>		Method: if listor finds buyOff	Fax Ph:
Comp Sub To:		GE Tax Paid-SellerYes	Comp: 3%
Dual Var Rate: Yes			

### Remarks

**Pub Rmks:** Priced under assessment! 2 tear down structures with resort-hotel zoning, close to Hilo Bay. Lihikai Road fronting the property leads to the ocean, which is a short 1 minute (or less) walk down the street. Build your dream home/bed & breakfast/ small boutique hotel on this large lot. Make an offer! Property is zoned V-.75 which is Resort-Hotel District, which according to the Hawai'i County Code (see attached), shall have a maximum density of 750sf of land per each dwelling unit or separate rentable unit. See attached disclosures for more regarding utilities/availability, etc. Do NOT walk on property. Do NOT knock on doors.

**Agent Rmks:** Please contact Hilo agent, Darren Ah Chong Cell: (808) 936-8002 Email: Darren@DarrenAhChong.Com for showing information. Seller prefers Deitra Lopez, First American Title, 808-339-3365. dlopez2013@icloud.com. Please allow one week for response. Do not disturb tenants. Do NOT walk on property. Do NOT knock on doors.

**Documents:** Title Search  
**Disclosures:** 1031 Exchange

### Features

<b>Improvements:</b> Curbs, Other, Underground Utilities	<b>Construction:</b>
<b>Sewer:</b> Cesspool	<b>Utilities Meters:</b>
<b>Poss Use:</b> Multi Family, Other, Single Family	
<b>Utilities:</b> Overhead Electricity, Public Water	

### Tax & Financial Information

TMK: 3-2-1-014-053-0000	Terms Acceptable: Cash, Conventional, Exchange
Taxes/Mnthly: \$186	Tax Assess Imp: \$68,500
Tax Year: 2016	Tax Assess Lnd: \$136,700
	Tax Assess Tot: \$205,200
	Spl Sales Cond: None

### Sold Information

Sold Date:	CA Date: 04/03/17	Sold Price:	DOM: 21
Buy Agent:		Agent Ph:	CDOM: 21
Buy Off:		Buyer Financing:	
Concessions:			
Sell Ag Remarks:			

Click on the arrow to view Additional Photos





Lihikai Road fronting the property



Lihikai Road fronting the property



Lihikai Road leads to the ocean



The ocean is a short 1 minute (or less) walk from the property.



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