

# \$5,600,000 - 54 Malunui Avenue, Kailua

MLS® #202510044

**\$5,600,000**

0 Bedroom, 0.00 Bathroom,  
Residential on 0.13 Acres

KALAMA/CNUT GROV, Kailua, HI

5.22% cap rate on current income! This exceptional property offers 10 apartment units and 2 ground floor retail units in prestigious Kailua. The building was majorly renovated inside and outside including replacement of all utilities, new silicone waterproof roof and commercial grade gutter systems, all new stainless steel appliances, flooring, interiors, fencing and painting. All apartment units have dual-pane glass vinyl windows and balcony sliding doors, LED lighting, split AC units in bedrooms and living rooms, and individual full-size stacked LG washer-dryers located on the balconies.

The 2 retail spaces benefit from a high visibility location in this upscale retail corridor. In addition to abundant street parking in the immediate area, there are 7 covered parking stalls. Located just moments from Whole Foods Market and Kailua Beach. This is a trophy, renovated asset in an incredibly desirable submarket where investment properties are rarely available for sale and could be "turnkey" for a buyer. The apartments and retails units have been split into separate TMKs (1-4-3-31-27-1 & -2) for lower property tax rates.

Built in 1965

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | 202510044   |
| Price  | \$5,600,000 |



|            |              |
|------------|--------------|
| Bathrooms  | 0.00         |
| Acres      | 0.13         |
| Year Built | 1965         |
| Type       | Residential  |
| Sub-Type   | Multi Family |
| Status     | Active       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 Maluniu Avenue |
| Area        | Kailua            |
| Subdivision | KALAMA/CNUT GROV  |
| City        | Kailua            |
| County      | Oahu              |
| State       | HI                |
| Zip Code    | 96734             |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Above Ground Utilities, Electricity Available, High Speed Internet Available, Sewer Available, Sewer Connected, Water Available |
| Parking Spaces | 7                                                                                                                               |
| Parking        | Assigned, Covered                                                                                                               |
| View           | Mountain(s), None                                                                                                               |

### Interior

|         |               |
|---------|---------------|
| Cooling | Central Air   |
| Stories | Three Or More |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Masonry, Stucco |
|----------|-----------------|

### School Information

|            |        |
|------------|--------|
| Elementary | Kailua |
| Middle     | Kailua |
| High       | Kailua |

### Additional Information

|                |           |
|----------------|-----------|
| Days on Market | 186       |
| Land Tenure    | FeeSimple |

### Listing Details

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