

4434 HARDY STREET

LIHUE, HAWAII 96766

KAUAI COMMERCIAL REALTY LLC
PROPERTY MANAGEMENT AND BROKERAGE SERVICES



PROPERTY SUMMARY

ASKING PRICE	\$4,200,000.00
ADDRESS	4434 HARDY STREET, LIHUE, HI 96766
TAX MAP KEY	4-3-6-6-50
TENURE	FEE SIMPLE
BUILDING SIZE	6,817 SF
LAND AREA	14,914 SF
YEAR BUILT	1975
ZONING	GC -(SPA-F)



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INVESTMENT HIGHLIGHTS

Prime Lihue Commercial & Business District Location

Positioned within Kauai's primary commercial center, benefiting from strong visibility, convenient access, and proximity to the island's major business, retail, and service destinations.

Rare Freestanding Commercial Asset

Standalone commercial buildings in Līhu'e remain limited, offering long-term value and flexibility in a supply-constrained market.

Flexible Reconfiguration Opportunity

Multiple entrances and an efficient floor plan provide the ability to accommodate a variety of occupancy strategies, including single-user or multi-tenant configurations.

Exceptional Visibility & Natural Light

Prominent corner positioning, extensive storefront glazing, and large picture windows create a highly visible and inviting commercial environment.



PROPERTY DESCRIPTION

Rare opportunity to acquire a highly visible commercial property in the heart of Lihue's government and business district. Situated on a prominent corner location directly across from the County and Civil Buildings, this property offers exceptional accessibility, exposure, and long-term value in one of Kauai's most established commercial corridors.

Formerly operated as a bank, the building features a functional layout with open areas, private offices, expansive window lines, and underground parking. The interior has been largely stripped to the framing, with flooring removed and the ceiling grid remaining in place, providing a unique opportunity for an owner-user, investor, or developer to reimagine the space and customize it to their specific requirements.

Large windows spanning both the front and rear sides of the building allow for abundant natural light while creating a strong street presence. The property's central location places it within walking distance of government offices, professional services, restaurants, and other downtown amenities.

Whether repositioned as professional offices, medical space, financial services, a government contractor headquarters, or a mixed-use commercial environment, 4434 Hardy Street presents a rare chance to acquire and transform a landmark commercial property in the center of Lihue.

4434 HARDY STREET



GALLERY



GALLERY



AREA OVERVIEW





KAUAI COMMERCIAL REALTY LLC

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