

MLS #: 403079 **ACTIVE**
Address: 161 Wailea Ike Wailea Ike Pl
Unit #: A-102 **CAM Unit:**
Building/Project: Wailea Town Center
Interior Area: 800 **# Stories:** 1
Land Area SF/Acres: 181166 / 4.1590
WaterFront: None
View: Mountain
Listing: Exclusive Right to Sell
Unit SQFT:

Type of Prop: Condominium, Regional Center
TMK: 2 - 2 - 1 - 008 - 103
District: Wailea/Makena
Subdivision: Wailea Town Center
Neighborhood: Wailea Town Center
Lessor Unit: A-102
Current Mo Lse Rnt Unit:
Reneg Date Unit:
Expire Date of Lease Unit:
Fee Price \$:

List Price: \$1,095,000 Fee Simple
Lease \$ psf: **For Sale**
Orig. Price: \$1,095,000
Potential Short Sale: No **REO:** No
Partial Ownership: No **%:** 100
List Date: 8/3/2024 **DOM:** 18
Sold Price: **Short Sale:**
Contract Date: **Concessions:**
Closing Date:
Sale Terms:

Make Owning Your Own Maui Business Location a Reality! You or your clients might find the availability of this Wailea Town Center 800 SF Commercial Condominium an exciting & rare opportunity, as I did back in 2005. I have always owned the Real Estate for the LOCATIONS of my businesses over the last 40 years! Having the Peace of Mind, control, & security of determining one's own fate, regarding a Business Location cannot be underestimated! Most business owners on Maui are Tenants & paying other people's mortgages. The benefit of writing off the annual depreciation on your own business property may be an excellent tax advantage. Historically, the opportunity for property appreciation on Maui over time has proven itself time & again. The opportunity to balance income, rents, & overhead can be a useful tax planning strategy. As a business owner, having these opportunities on Maui, let alone in Wailea, may make sense to you or your clients. Unit A-102 is located immediately to the Right, on the South side, as you pass through the entrance columns at Wailea Town Center. I had the first pick of these units in 2005 & jumped on, arguably, 2 of the best locations. Unit A-102 offers



Agent: **Robert H Dein** Cell: 808-250-3564
 Listing Office: **Maui Real Estate Advisors LLC - 808-875-4444**
 Co-Listing Agent: **Kenneth M Hayo** Cell:

www.MauiRealEstateAdvisors.com

Information herein may contain inaccuracies and is provided without warranty or guaranty of any kind. Buyer must independently verify any information they deem material or important.

Wailea Town Center A-102 ♦ 161 Wailea Ike Place

Highly Visible Prime Location ♦ Wrap Around Business Exposure On 2 Facades
 800 SF Commercial Fee Simple Condo ♦ Optimal Elegant Design ♦ Conf. Room, Interior
 Office, Facilities Area, & Bathroom ♦ Tiled Floors ♦ A/C ♦ Solar Electric ♦ **\$1,095,000 F.S.**

View High-Resolution Photos & More Details At: www.WaileaInvestment.info



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Robert H. 'Robbie' Dein
 Realtor-Broker/Owner
 ABR, CRS, RSPS, RB-18398
Direct: (808) 250-3564
 Robbie@MauiRealEstateAdvisors.com



161 Wailea Ike Pl, A-102
 Wailea, HI 96753

Kenneth M. 'Ken' Hayo
 Principal Broker/Owner
 RB-15529
Direct: (808) 283-8435
 Ken@MauiRealEstateAdvisors.com





Wailea Town Center A-102 is an 800 SF Commercial Fee Simple Condo in Building A, immediately to the Right on the South side as you pass through the entrance columns, with ample parking.



Unit A-102 offers superb visibility, with full-display windows on the North and East facades, and it is in a prime location relative to all traffic entering and departing the Wailea Town Center area.



The glass double doors open to the main reception area of Unit A-102, with the Office Manager's desk on the Right to greet visitors, and the en-suite Conference Room straight ahead.



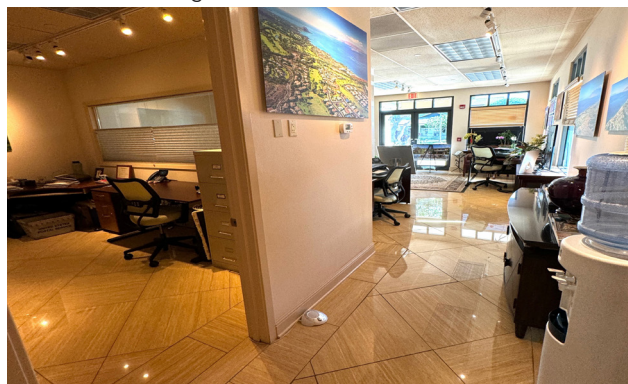
View to the East, across the main reception area, with the Office Manager's desk in the foreground and a 2nd reception desk next to the display windows facing the "Wailea Wine" store entrance.



The Conference Room can accommodate 8 people, and features dual-pane privacy glass and duet shades, with an approximate 50-inch Samsung flat-screen monitor mounted to the wall.



View along the East side interior with a 3rd desk and a TV display in the window facing Wailea Wine's entrance. A-102 has daylight fluorescent and LED high-efficiency track lighting options.



View from the rear area of A-102 along the East side towards the entrance, showing the interior private office area, and detail of the polished large-scale porcelain tiled stone-like floors.



The interior private office area features 2 to 3 workstations, with dual-pane privacy glass and duet shades facing the Conference Room. The doors to all spaces are solid maple and 8 feet tall.



The Back Room (next to the interior private office area) features an additional work desk space, sink, under-counter fridge, lunch prep area, Xerox copier, supply storage/shelves, and bathroom.



View of the Back Room area from the bathroom, showing the storage/shelf area, Xerox copier, computer network and phone connections, tiled floor, work space, and under-counter fridge.



ADA-compliant bathroom as of the date of construction in 2005. There is currently an additional storage area behind the door.



The single-story Building 'A' at Wailea Town Center houses 7 Fee Simple individual commercial condominiums, including one of Maui's most revered restaurants - Matteo's Osteria.



Well-trafficked and established businesses in Building A include 7 Executive Offices at Wailea Suites, Dr. Martin Dermatology, Hansen Realty, and Matteo's Osteria Italian restaurant.



Dr. Martin Dermatology is an adjacent unit, with exterior seating that offers a view of A-102's East-facing TV/window ad displays.



Unit A-102 is located immediately adjacent to the ever-popular "Wailea Wine" store, and enjoys direct exposure to its steady stream of traffic.



West of Unit A-102 is the former First Hawaiian Bank space which is presently 'For Rent.' Short Term Parking allows customers to come and go with ease! See more at: WaileaInvestment.info