

AVAILABLE FOR ASSIGNMENT OF LEASE & SALE OF FF&E

# TURNKEY RESTAURANT OPPORTUNITY

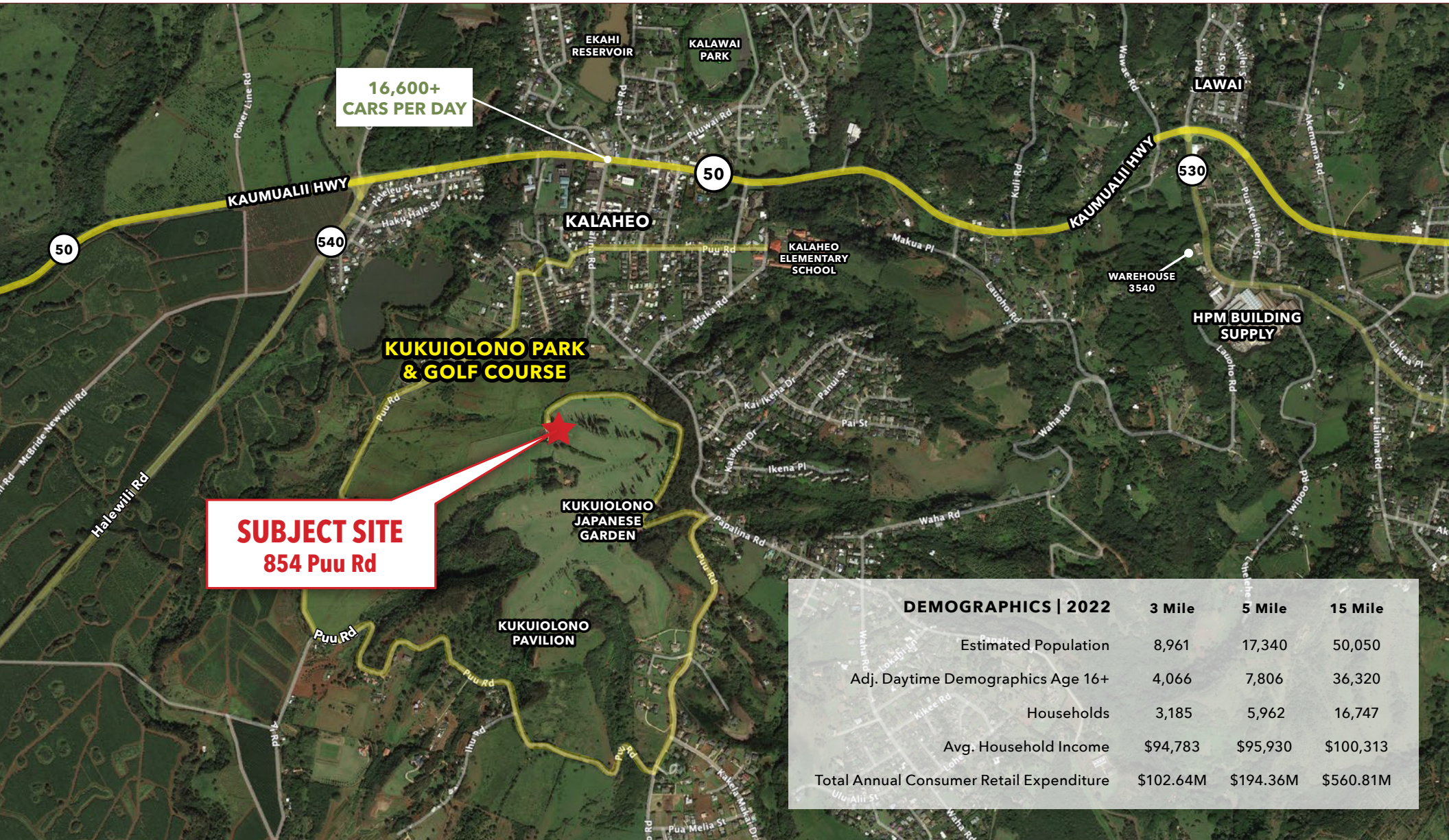
854 PUU RD, KALAHEO, HI 96741 | KAUA'I



# LOCATION – KALAHEO, KAUA'I



# NEIGHBORHOOD OVERVIEW



# RESTAURANT OVERVIEW

This is a rare turnkey restaurant opportunity in Kalaheo, Kaua'i as the sole restaurant establishment at **Kukuilono Park and Golf Course**. Due to its close proximity to the town of Kalaheo and the lack of restaurants in the area, this location serves the local community along with a consistent customer base of golfers and park visitors. Featuring unobstructed ocean views and ample parking, the restaurant and bar are in excellent condition with an open dining area, wrap-around lanai, multiple flat screen TVs, and a fully furnished kitchen and bar equipped with an existing grease trap, hood, and active liquor license. Kalaheo is located on the south side of the island of Kaua'i.



## LEASE DETAILS

### PREMIUM

Contact agent for details  
Includes Assignment of Lease and FF&E

### EQUIPMENT LIST

Fully equipped and furnished  
Full FF&E list available upon request

### SIZE

1,700 SF  
+400 SF Storage

### RENT DETAILS

Percentage Rent:  
5% of Gross Monthly Sales  
Monthly Minimum Rent: \$500.00

### LEASE TERM

Through 1/31/2026

### HIGHLIGHTS

- Turnkey restaurant opportunity
- Low monthly minimum rent
- Full liquor license
- Beautiful ocean views
- Space and equipment in excellent condition
- Ample parking
- Existing grease trap and hood
- Private men's and women's restrooms

# PROPERTY GALLERY



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RETAIL REAL ESTATE

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