

\$58,000 - 94-6374 Pele St, Naalehu

MLS® #715819

\$58,000

0 Bedroom, 0.00 Bathroom,
Land on 0.28 Acres

GREEN SAND SUBDIVISION, Naalehu, HI

Green Sand Subdivision - Great opportunity for an owner/builder to complete what the sellers have started! Build up a bit at the back of the property for an ocean view! Septic is located towards the back of the lot, too. Property was staked, so no re-staking will be paid by sellers and stakes should be visible. The SSPP assessment from Helco was paid in full, so power should be available with a permitted dwelling. This property offers seclusion and a peaceful place to build and live. The nearby town of Na'alehu has some of the best weather around and Green Sands boasts a small community park as well as a public walking trail down to the beautiful green sand beach. This part of The Big Island is in Lava Zone 6, Flood Zone X.

The lot is currently overgrown as shown in the first few pictures. Approved house plans are also in the attached photos. There are some documents in the photos showing the cost of installing septic systems, grading land and obtaining house plans in the Na'alehu area, as these items that have already been done add much value to the property. Green Sands has very old (1960's) CC&R's, which are currently unenforced. A copy is attached to the listing for reference.

Possible owner financing on approved credit with a purchase money mortgage using a third-party servicing company to collect payments. Terms considered with at least \$10k down at 6% interest for 10 years max. the sellers would like payments of at least



\$600/mo.

Naalehu town was once a cane sugar plantation town and today is home to several good restaurants, a clinic, post office, hardware store, quick stop and coffee shops that serve the highly-rated Ka'u coffee. Just about halfway between Hilo and Kailua-Kona where you'll find most major services and international airports.

Essential Information

MLS® #	715819
Price	\$58,000
Bathrooms	0.00
Acres	0.28
Type	Land
Status	Active

Community Information

Address	94-6374 Pele St
Subdivision	GREEN SAND SUBDIVISION
City	Naalehu
State	HI
Zip Code	96772

Amenities

View	Ocean
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Exterior

Lot Description	Grassy, Interior Lot, Rocky
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Additional Information

Date Listed	November 29th, 2024
Days on Market	322
Zoning	A-20A

Listing Details

Listing Office	ZT Hawaii LLC
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