

# \$26,000,000 - 2430 Hulemalu Rd 1-48, Lihue

MLS® #717111

**\$26,000,000**

48 Bedroom, 48.00 Bathroom, 14,520 sqft  
Commercial on 2.70 Acres

NIUMALU, Lihue, HI

Welcome to Kauai Inn, a boutique oceanside condominium in Niumalu on a lush and meticulously manicured 2.75 acres of land. Accompanied by compelling views of the Pacific Ocean and mountain backdrop, this charming complex is located between the iconic Hulaeia Mountains, Niumalu Beach Park, and Nawiliwili Bay, a popular surf and fishing spot.

With the Urban-Open zoning, this unique offering blends historic charm with modern hospitality. Initially established in 1890 as the first hotel ever in Kauai, the Inn features 48 one-bedroom residences across four buildings, each with two floors and each room with air conditioning. To add to the immense value of this asset, each room has its own County TMK and can be sold individually.

The property also includes a separate three-bedroom, two-bathroom "Manager's House" with a large carport area. A laundry area for guests, a separate maintenance building, a BBQ area, a commercial-size ice maker, a resort-style pool, an arrival area, and a pavilion for entertaining are all complemented by ample open green space, offering flexibility for operations or residences. This landmark property has welcomed guests for 135 years, including John Wayne, while filming Donovan's Reef on the island, and continues the tradition today.

With its historic charm, prime location, and exceptional potential, Kauai Inn offers a rare opportunity to contribute to and continue the legacy of one of Hawaii's



most captivating hospitality assets.  
<br><br>-Unmatched convenience with easy access to the Lihue Airport, County hub, beaches, and outdoor adventures.<br>-Close proximity to shopping, dining, and Kauaiâ€™s most sought-after activities.<br>-Versatile potentialâ€™ideal for ownership, vacation rental income, a private retreat, or campus-style housing, offering flexibility for hospitality and residential uses.<br>-Extremely rare offeringâ€™an established condominium with resort use, a truly unique opportunity in Kauaiâ€™s real estate market.

Built in 1949

### Essential Information

MLS® #	717111
Price	\$26,000,000
Bedrooms	48
Bathrooms	48.00
Full Baths	48
Square Footage	14,520
Acres	2.70
Year Built	1949
Type	Commercial
Sub-Type	Hotel/Motel,Multi Family
Status	Active

### Community Information

Address	2430 Hulemalu Rd 1-48
Subdivision	NIUMALU
City	Lihue
State	HI
Zip Code	96766
Condo Name	KAUAI INN

### Amenities

Parking	Unassigned
View	Garden, Mountain(s), Ocean

Has Pool                      Yes

**Additional Information**

Date Listed                      February 21st, 2025  
Days on Market                233  
Zoning                              O

**Listing Details**

Listing Office                      Aloha Sotheby’s Intl Realty - Kaua’i

IDX is deemed reliable but is not guaranteed accurate by the Hawaii Information Service, Inc. Listing Service. © 2025 Hawaii Information Service. All Rights Reserved.  
Listing information last updated on October 13th, 2025 at 12:34am HST