

PROFESSIONAL ROW OFFICE BUILDING FOR SALE - BUILDING 7

MAUI+LANI

VILLAGE CENTER

The Dynamic Center of Maui's Premier Master - Planned Community

**LAST
REMAINING!**



New fee simple architecturally-designed professional office building with ground floor area of approximately 4,062 square feet with 1,446 square feet on the second floor on 12,246 square feet of land area. Beautiful landscaping and parking that meets code requirements to accommodate medical and professional office use.

Sales Price - \$1,650,000.00! Price based on delivery of *SHELL*** building only.

HIGHLIGHTS

- Zoned - VMX - Village Mixed Use, which allows for commercial and residential use
- Customized interior build outs with initial space planning services available.
- Commercial condominium options available.
- Commercial financing available for owner/users with 10% down subject to SBA 504 loan qualification.
- Take advantage of tax benefits derived from ownership.

FOR MORE INFORMATION, CONTACT:

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Maui Primary Care Physicians ♦ Dean S. Arashiro, DDS

*Commission to cooperating brokers is 2.5% of
sales price.*

View more information online at
www.mauilani.com

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COMMERCIAL PROPERTIES
OF MAUI

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MAUI LANI

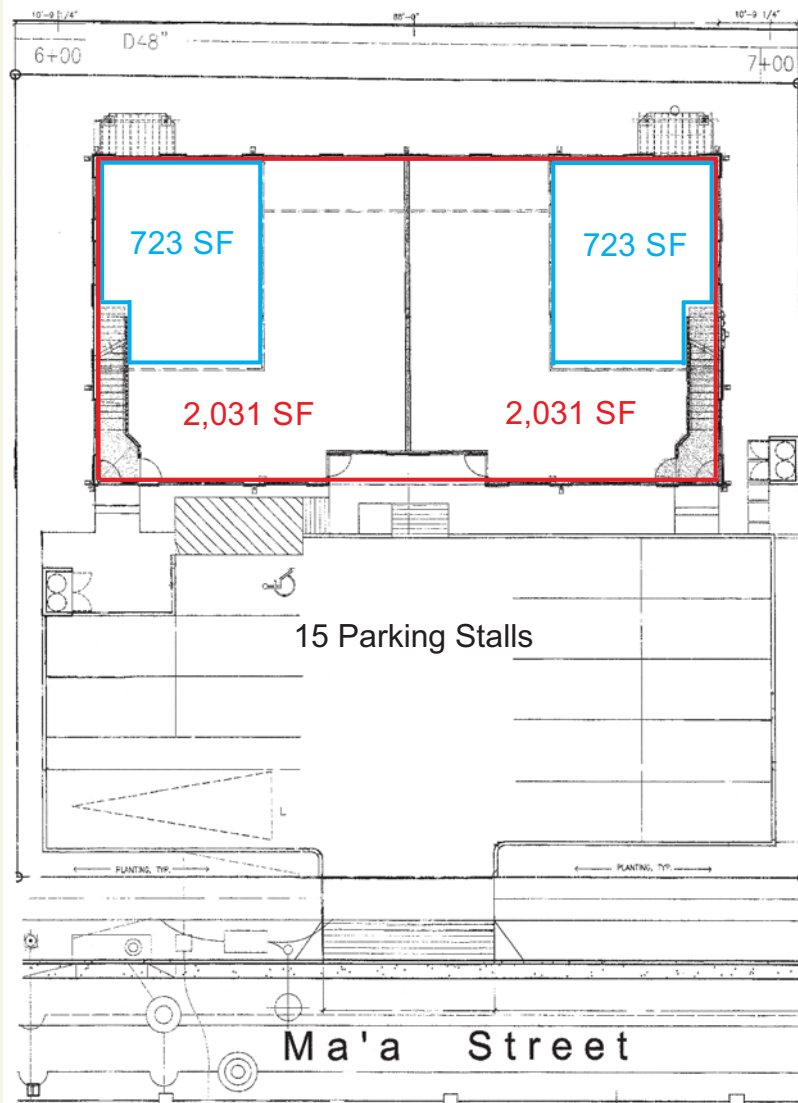
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Condominium Option

Lot 3	Ground Floor Sq.Ft.	Second Floor Sq.Ft.	Price
7A	2031	723	\$825,000 **
7B	2031	723	\$825,000 **

***Interior build-out to be added to the base price of the unit. Cost to build out the interior for general office is estimated at \$100 per square foot.*



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