

FOR SALE | Hawaiian Naturist Park

11-2535 MAKOA RD, Volcano, HI 96785



Offering Summary

Sale Price:	\$360,000
Available SF:	
Lot Size:	3 Acres
Price / Acre:	\$120,000
Zoning:	Ag 3 A - Agriculture 3 Acres
Market:	East Hawaii
Submarket:	Volcano

Property Overview

This sale includes three individual beautiful 100 sq. ft. bamboo cabins that have been designed with Hawaiian decor interiors, a stunning custom jetted rock wall shower, and three individual private bathroom stalls with fully flushing toilets. Adding to this spectacular property is an outside 800 sq. ft. covered area which hosts a tiled hot tub, a wood-fired sauna, and fire pits.

Just outside of the cabins are a 32 X 16 pool complete with composite decking and a shared outdoor kitchen area.

The Property is currently operating as Hawaii's only Family Friendly Naturist Park. They are generating a solid income and receive most of their bookings off of the National Association for Nude Recreation Website. The site has received over 85k hits off of their site. Even with only opening this past March they are currently operating at a 75% occupancy and growing. Average night stay is \$140 per night.

The is an on-site manager living on the property
Located minutes from the Hawaii Volcano National Park.

Property Highlights

- Only Accredited Nude Recreation Retreat in Hawaii
- Generating solid income
- 15 Minutes from Volcano National Park
- 3 Bamboo Cabins- with room for more

Brent Wenner

808.430.5522
brent@brentwenner.com



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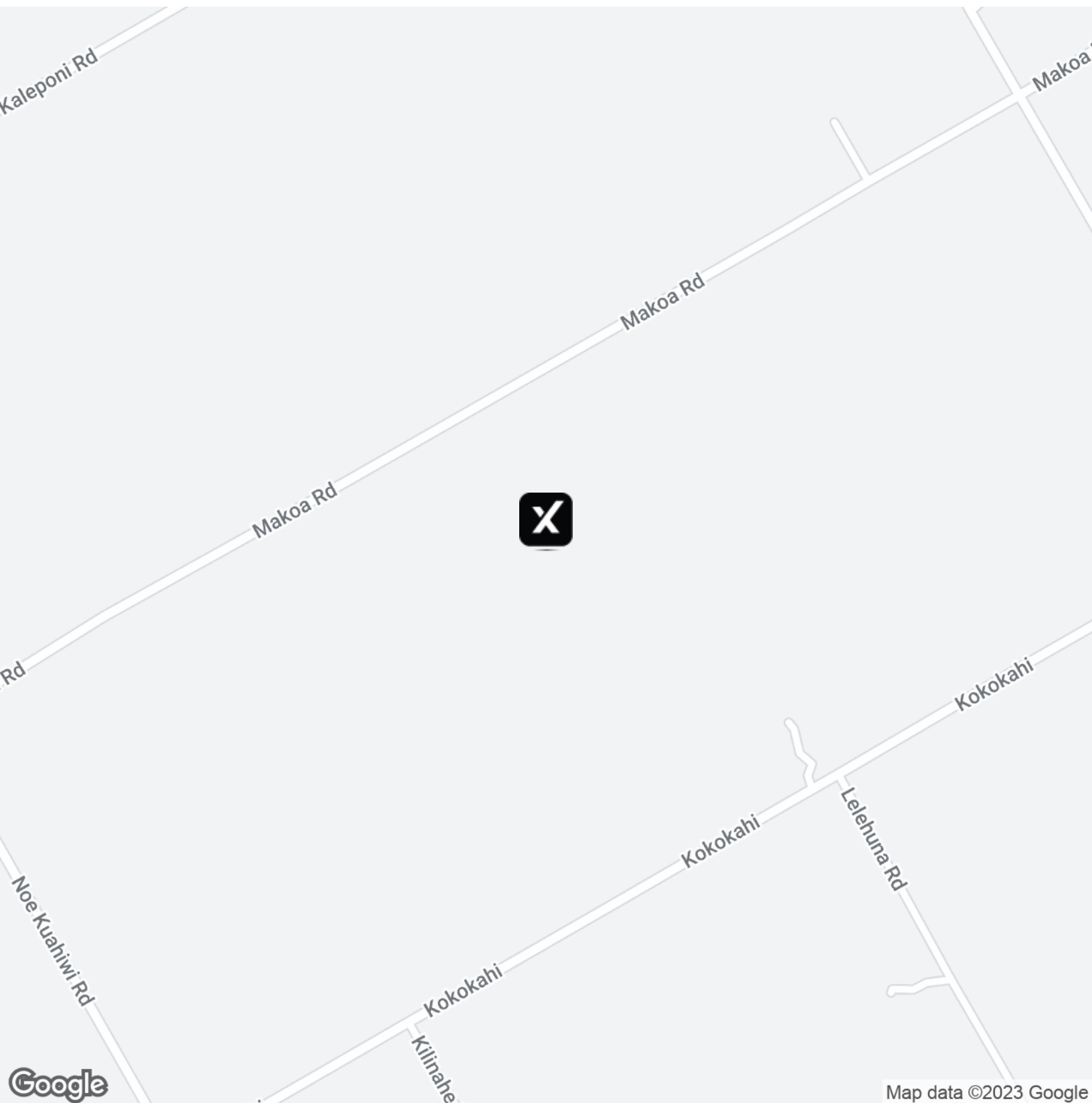
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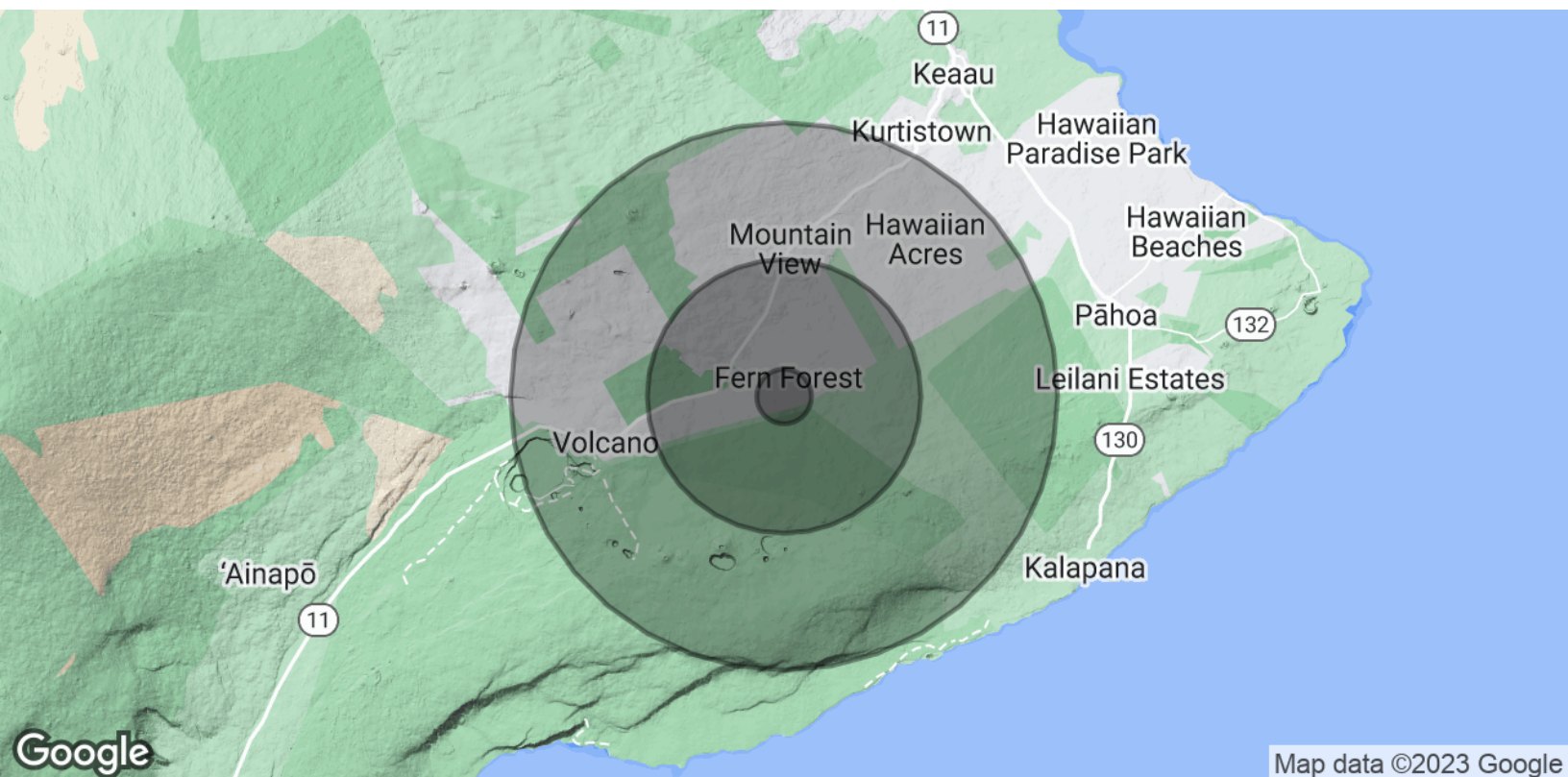
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Population	1 Mile	5 Miles	10 Miles
Total Population	93	3,962	16,173
Average Age	49.8	51.6	46.8
Average Age (Male)	54.4	53.9	47.1
Average Age (Female)	45.4	48.5	44.8
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	54	2,133	7,525
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$54,799	\$49,559	\$50,785
Average House Value	\$408,058	\$228,242	\$241,908

* Demographic data derived from 2020 ACS - US Census

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