

**902 Birch Street, Honolulu 96814 \* \$1,750,000 \* Originally \$2,000,000**

Beds: <b>3</b>	MLS#: <b>202324282, FS</b>	Year Built: <b>1959</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,222</b>	List Date & DOM: <b>10-23-2023 &amp; 251</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>6,920</b>	Condition: <b>Fair</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage:	Building: <b>\$105,800</b>
Sq. Ft. Other: <b>408</b>	Tax/Year: <b>\$488/2023</b>	Land: <b>\$1,764,600</b>
Total Sq. Ft. <b>1,630</b>	Neighborhood: <b>Ala Moana</b>	Total: <b>\$1,870,400</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>2 Car</b>	Frontage:	
<a href="#">Zoning</a> : <b>12 - A-2 Medium Density Apartme</b>	View: <b>None</b>	

**Public Remarks:** CALLING ALL DEVELOPERS AND CONTRACTORS! 6920 sf of A2 zoned corner lot located in the Sheridan, Ala Moana, Kapiolani area. NO CARS NECESSARY, utilize BILL 7 and build low income rentals or any other type of suitable building. Walk to Walmart, DonQ, Bank of Hawaii, First Hawaiian Bank, Restaurants and Ala Moana Shopping Center. Please do not bother the tenant and do not enter property without an appt. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	DOM
<a href="#">902 Birch Street</a>	<b>\$1,750,000</b>	3 & 2/0	1,222   \$1,432	6,920   \$253	251

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">902 Birch Street</a>	\$488   \$0   \$0	\$1,764,600	\$105,800	\$1,870,400	94%	1959 & NA

[902 Birch Street](#) - MLS#: [202324282](#) - Original price was \$2,000,000 - CALLING ALL DEVELOPERS AND CONTRACTORS! 6920 sf of A2 zoned corner lot located in the Sheridan, Ala Moana, Kapiolani area. NO CARS NECESSARY, utilize BILL 7 and build low income rentals or any other type of suitable building. Walk to Walmart, DonQ, Bank of Hawaii, First Hawaiian Bank, Restaurants and Ala Moana Shopping Center. Please do not bother the tenant and do not enter property without an appt. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Fair **Parking:** 2 Car **Total Parking:** 2 **View:** None **Frontage:** **Pool:** None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market