

Kukui Plaza 1255 Nuuanu Avenue Unit E1908, Honolulu 96817 * Kukui Plaza * \$365,000 *

Originally \$380,000

| | | |
|---|---|--------------------------------|
| Bed: 1 | MLS#: 202408479, FS | Year Built: 1976 |
| Bath: 1/0 | Status: Active | Remodeled: 2019 |
| Living Sq. Ft.: 615 | List Date & DOM: 04-17-2024 & 74 | Total Parking: 1 |
| Land Sq. Ft.: 221,459 | Condition: Average, Fair | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: | Building: \$348,700 |
| Sq. Ft. Other: 0 | Tax/Year: \$76/2023 | Land: \$52,600 |
| Total Sq. Ft. 615 | Neighborhood: Downtown | Total: \$401,300 |
| Maint./Assoc. \$499 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: 21+ / No |
| Parking: Assigned, Covered - 1, Guest, Secured Entry, Street | Frontage: | |
| Zoning : 34 - BMX-4 Central Business Mix | View: City | |

Public Remarks: Desirable 1-bedroom & 1-covered parking stall, in the Kukui Plaza building in the heart of Downtown, Honolulu! Kitchen renovated in 2019 that includes new cabinets and granite countertop. With a little bit of imagination, you can make the rest of this home into a place where you can enjoy a "live, work, and play" lifestyle or as an investment property. Enjoy the short commutes and thriving life of downtown- Financial District, Hawaii Theater, Hawaii Pacific University, Chinatown, Queens Medical Center, Government Offices & many more. If staying home is preferred, have a great time at large pool, enjoy BBQ or relax at lush garden on recreation deck. Don't hesitate to make this unit a dream home of your choice! **Sale Conditions:** Probate **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|--|------------------|----------|---------------|---------------|-------|------|----|-----|
| 1255 Nuuanu Avenue E1908 | \$365,000 | 1 & 1/0 | 615 \$593 | 221,459 \$2 | 0 | 47% | 19 | 74 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| 1255 Nuuanu Avenue E1908 | \$76 \$499 \$0 | \$52,600 | \$348,700 | \$401,300 | 91% | 1976 & 2019 |

[1255 Nuuanu Avenue E1908](#) - MLS#: [202408479](#) - Original price was \$380,000 - Desirable 1-bedroom & 1-covered parking stall, in the Kukui Plaza building in the heart of Downtown, Honolulu! Kitchen renovated in 2019 that includes new cabinets and granite countertop. With a little bit of imagination, you can make the rest of this home into a place where you can enjoy a "live, work, and play" lifestyle or as an investment property. Enjoy the short commutes and thriving life of downtown- Financial District, Hawaii Theater, Hawaii Pacific University, Chinatown, Queens Medical Center, Government Offices & many more. If staying home is preferred, have a great time at large pool, enjoy BBQ or relax at lush garden on recreation deck. Don't hesitate to make this unit a dream home of your choice! **Region:** Metro **Neighborhood:** Downtown **Condition:** Average, Fair **Parking:** Assigned, Covered - 1, Guest, Secured Entry, Street **Total Parking:** 1 **View:** City **Frontage:** **Pool:** **Zoning:** 34 - BMX-4 Central Business Mix **Sale Conditions:** Probate **Schools:** , , * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number