

3112 Mokihana Street, Honolulu 96816 ** \$3,200,000

Beds: 3	MLS#: 202409067, FS	Year Built: 1973
Bath: 4/1	Status: Active	Remodeled: 2022
Living Sq. Ft.: 2,712	List Date & DOM: 04-29-2024 & 60	Total Parking: 6
Land Sq. Ft.: 5,000	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$332,600
Sq. Ft. Other: 1,448	Tax/Year: \$1,936/2024	Land: \$1,525,000
Total Sq. Ft. 4,160	Neighborhood: Kapahulu	Total: \$1,857,600
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: 3 Car+, Driveway	Frontage:	
Zoning : 32 - B-2 Community Business Dis	View: City, Diamond Head	

Public Remarks: **PRICE IMPROVEMENT** INCREDIBLE opportunity in town, central Honolulu, with the unique potential for business/live-in/rental all-in-one. Superb class A building build-out/fully renovated with modern features, class-A structurally sound quality materials including floor to ceiling glass, industrial-style high cube ceiling lighting, standing seem aluminum roof. Two completely separate stand-alone buildings - blending modern concrete, natural wood finishes, glass tiled wall and urban colors. Business frontage with residential opportunity in back, and ample parking for both units. Must see to believe this gorgeous hidden gem, nestled in lush landscaping while looking out towards Diamond Head and city views. EXCEPTIONALLY located in vibrant Kapahulu, walking distance to great restaurants and a variety of businesses. This neighborhood commands comparable ground floor rents in the \$4.00 to \$6.00/sf/month range and office rents in the \$2.00 to \$3.50/sf/month range. Based on the first and 2nd floor square footage, this equates to comparable gross rents in the \$15,000 to \$17,000/month range. Actual expenses to be provided by ownership during due diligence. **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
3112 Mokihana Street	\$3,200,000	3 & 4/1	2,712 \$1,180	5,000 \$640	0	0%	0	60

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
3112 Mokihana Street	\$1,936 \$0 \$0	\$1,525,000	\$332,600	\$1,857,600	172%	1973 & 2022

[3112 Mokihana Street](#) - MLS#: [202409067](#) - **PRICE IMPROVEMENT** INCREDIBLE opportunity in town, central Honolulu, with the unique potential for business/live-in/rental all-in-one. Superb class A building build-out/fully renovated with modern features, class-A structurally sound quality materials including floor to ceiling glass, industrial-style high cube ceiling lighting, standing seem aluminum roof. Two completely separate stand-alone buildings - blending modern concrete, natural wood finishes, glass tiled wall and urban colors. Business frontage with residential opportunity in back, and ample parking for both units. Must see to believe this gorgeous hidden gem, nestled in lush landscaping while looking out towards Diamond Head and city views. EXCEPTIONALLY located in vibrant Kapahulu, walking distance to great restaurants and a variety of businesses. This neighborhood commands comparable ground floor rents in the \$4.00 to \$6.00/sf/month range and office rents in the \$2.00 to \$3.50/sf/month range. Based on the first and 2nd floor square footage, this equates to comparable gross rents in the \$15,000 to \$17,000/month range. Actual expenses to be provided by ownership during due diligence. **Region:** Diamond Head **Neighborhood:** Kapahulu **Condition:** Excellent **Parking:** 3 Car+, Driveway **Total Parking:** 6 **View:** City, Diamond Head **Frontage:** Pool: None **Zoning:** 32 - B-2 Community Business Dis **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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