

[3536 Salt Lake Boulevard, Honolulu 96818](#) * \$1,375,000

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|--|---|-------------------------------------|
| Beds: 6 | MLS#: 202411999, FS | Year Built: 1954 |
| Bath: 3/0 | Status: Active | Remodeled: |
| Living Sq. Ft.: 1,800 | List Date & DOM: 05-27-2024 & 30 | Total Parking: 8 |
| Land Sq. Ft.: 7,500 | Condition: Average | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: Other | Building: \$108,600 |
| Sq. Ft. Other: 0 | Tax/Year: \$269/2023 | Land: \$862,500 |
| Total Sq. Ft. 1,800 | Neighborhood: Aliamanu | Total: \$971,100 |
| Maint./Assoc. \$0 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: One, Two / No |
| Parking: 3 Car+, Driveway, Street | Frontage: Other | |
| Zoning : 11 - A-1 Low Density Apartment | View: Other | |

Public Remarks: Unique opportunity to own three (3) units (1800sf) on a large 7,500 sf lot zoned A-1 (Low Density Apartment). Owner occupied buyers of this Multi-family property can purchase with as little as 5% down, when using a qualified Fanny Mae Loan. Back house is a nice 2BR/1BA home with three covered (carport) parking and a fenced, enclosed yard with a productive mango tree. At the front of the property is a duplex, with two, 2BR/1BA units. Each dwelling has its own physical address with separate water and electrical metering. All units are currently occupied with month-to-month leases. DPP approval has been received for buyers who would like to consider construction of an 8 unit (2BR/1BA) apartment complex. Larger complex may be built with DPP approval (buyer to obtain). Conveniently located with close proximity to Aloha Stadium, Salt Lake and Moanalua shopping centers, Target and Navy Exchange. Good freeway access. On-going improvements to Salt Lake Blvd (and eventual new stadium entertainment district) will enhance the neighborhood and valuation. Property is to be sold "As-Is". Please include AS-IS addendum with offer. **Sale Conditions:** None **Schools:** [Aliamanu, Aliamanu, Radford](#) * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | DOM |
|--|-----------------------------|----------|---------------|---------------|-----|
| 3536 Salt Lake Boulevard | \$1,375,000 | 6 & 3/0 | 1,800 \$764 | 7,500 \$183 | 30 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|---------------------|---------------|-------------------|----------------|-------|------------------|
| 3536 Salt Lake Boulevard | \$269 \$0 \$0 | \$862,500 | \$108,600 | \$971,100 | 142% | 1954 & NA |

[3536 Salt Lake Boulevard](#) - MLS#: [202411999](#) - Unique opportunity to own three (3) units (1800sf) on a large 7,500 sf lot zoned A-1 (Low Density Apartment). Owner occupied buyers of this Multi-family property can purchase with as little as 5% down, when using a qualified Fanny Mae Loan. Back house is a nice 2BR/1BA home with three covered (carport) parking and a fenced, enclosed yard with a productive mango tree. At the front of the property is a duplex, with two, 2BR/1BA units. Each dwelling has its own physical address with separate water and electrical metering. All units are currently occupied with month-to-month leases. DPP approval has been received for buyers who would like to consider construction of an 8 unit (2BR/1BA) apartment complex. Larger complex may be built with DPP approval (buyer to obtain). Conveniently located with close proximity to Aloha Stadium, Salt Lake and Moanalua shopping centers, Target and Navy Exchange. Good freeway access. On-going improvements to Salt Lake Blvd (and eventual new stadium entertainment district) will enhance the neighborhood and valuation. Property is to be sold "As-Is". Please include AS-IS addendum with offer. **Region:** Metro **Neighborhood:** Aliamanu **Condition:** Average **Parking:** 3 Car+, Driveway, Street **Total Parking:** 8 **View:** Other **Frontage:** Other **Pool:** None **Zoning:** 11 - A-1 Low Density Apartment **Sale Conditions:** None **Schools:** [Aliamanu, Aliamanu, Radford](#) * [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

DOM = Days on Market