

**Kukui Plaza 1255 Nuuanu Avenue Unit E801, Honolulu 96817 \* Kukui Plaza \* \$640,000**

Beds: <b>2</b>	MLS#: <b>202414053, FS</b>	Year Built: <b>1976</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2024</b>
Living Sq. Ft.: <b>1,000</b>	List Date & DOM: <b>06-12-2024 &amp; 16</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>221,459</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>145</b>	Frontage:	Building: <b>\$391,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$142/2023</b>	Land: <b>\$93,600</b>
Total Sq. Ft. <b>1,145</b>	Neighborhood: <b>Downtown</b>	Total: <b>\$485,400</b>
Maint./Assoc. <b>\$898 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 1, Garage</b>	Frontage:	
<a href="#">Zoning</a> : <b>34 - BMX-4 Central Business Mix</b>	View: <b>City, Garden, Mountain, Ocean, Sunset</b>	

**Public Remarks:** Newly remodeled 2 bedroom, 1 bath, 1-covered parking stall, corner end unit located in the Kukui Plaza building in Downtown Honolulu! This unit has a washer & dryer inside while most other units do not and have to use a community laundry. Located in the heart of Downtown Honolulu, you're minutes away from various restaurants, stores, and coffee shops! Amenities include a pool, barbeque stations, beautiful garden and walking path, and on site security guards! No pets allowed except for service and emotional support animals. Leasehold Fee of approximately \$8,000 will be paid for by Seller at closing! **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">1255 Nuuanu Avenue E801</a>	<a href="#">\$640,000</a>	2 & 1/0	1,000   \$640	221,459   \$3	145	49%	8	16

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1255 Nuuanu Avenue E801</a>	\$142   \$898   \$0	\$93,600	\$391,800	\$485,400	132%	1976 & 2024

[1255 Nuuanu Avenue E801](#) - MLS#: [202414053](#) - Newly remodeled 2 bedroom, 1 bath, 1-covered parking stall, corner end unit located in the Kukui Plaza building in Downtown Honolulu! This unit has a washer & dryer inside while most other units do not and have to use a community laundry. Located in the heart of Downtown Honolulu, you're minutes away from various restaurants, stores, and coffee shops! Amenities include a pool, barbeque stations, beautiful garden and walking path, and on site security guards! No pets allowed except for service and emotional support animals. Leasehold Fee of approximately \$8,000 will be paid for by Seller at closing! **Region:** Metro **Neighborhood:** Downtown **Condition:** Excellent **Parking:** Assigned, Covered - 1, Garage **Total Parking:** 1 **View:** City, Garden, Mountain, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** 34 - BMX-4 Central Business Mix **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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