

**Nuuanu Towers 2055 Nuuanu Avenue Unit 504, Honolulu 96817 \* Nuuanu Towers \***

**\$475,000**

Beds: <b>2</b>	MLS#: <b>202414434, FS</b>	Year Built: <b>1976</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>740</b>	List Date & DOM: <b>06-17-2024 &amp; 12</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>14,505</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>0</b>	Frontage: <b>Other</b>	Building: <b>\$336,400</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$48/2023</b>	Land: <b>\$64,900</b>
Total Sq. Ft. <b>740</b>	Neighborhood: <b>Nuuanu-lower</b>	Total: <b>\$401,300</b>
Maint./Assoc. <b>\$754 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - Tool</b>	Stories / CPR: <b>8-14 / No</b>
Parking: <b>Open - 1</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>13 - A-3 High Density Apartment</b>	View: <b>None</b>	

**Public Remarks:** Great 2 bedroom unit in NUUANU! Close to Freeway Entrances, Safeway, Longs, Banks, Restaurants, Hospitals, Schools, Bus Stops, Churches. GAS STOVE for those who love to cook. WASHER/DRYER for convenience. PIPES ARE DONE!! HURRICANE AND FIRE ARE THE SAME AMOUNT AND INDIVIDUAL DEDUCTIBLE IS \$10,000.00---ABLE TO OBTAIN A FIRST MORTGAGE. And all for \$475,000.00. **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
<a href="#">2055 Nuuanu Avenue 504</a>	<a href="#">\$475,000</a>	2 & 1/0	740   \$642	14,505   \$33	0	70%	5	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2055 Nuuanu Avenue 504</a>	\$48   \$754   \$0	\$64,900	\$336,400	\$401,300	118%	1976 & NA

[2055 Nuuanu Avenue 504](#) - MLS#: [202414434](#) - Great 2 bedroom unit in NUUANU! Close to Freeway Entrances, Safeway, Longs, Banks, Restaurants, Hospitals, Schools, Bus Stops, Churches. GAS STOVE for those who love to cook. WASHER/DRYER for convenience. PIPES ARE DONE!! HURRICANE AND FIRE ARE THE SAME AMOUNT AND INDIVIDUAL DEDUCTIBLE IS \$10,000.00---ABLE TO OBTAIN A FIRST MORTGAGE. And all for \$475,000.00. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Above Average **Parking:** Open - 1 **Total Parking:** 1 **View:** None **Frontage:** Other **Pool:** **Zoning:** 13 - A-3 High Density Apartment **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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