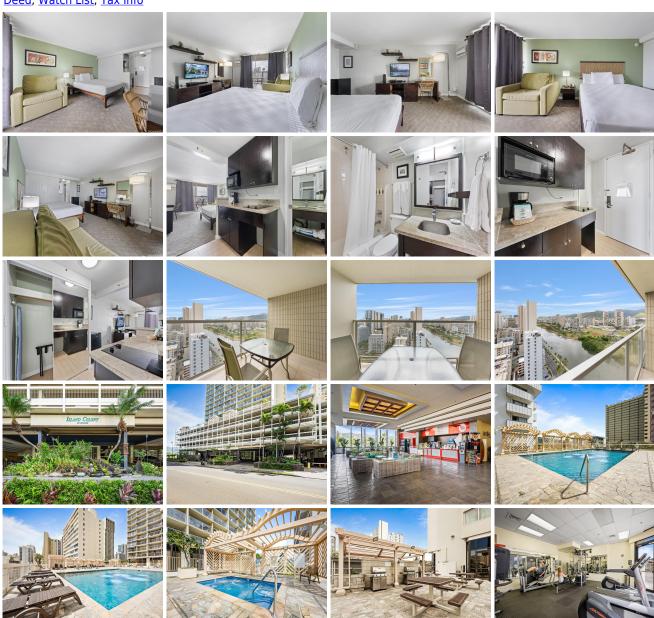
## Island Colony 445 Seaside Avenue Unit 2608, Honolulu 96815 \* Island Colony \* \$375,000

MLS#: 202406920, FS Beds: 0 Year Built: 1979 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 316 List Date & DOM: 03-25-2024 & 59 Total Parking: 0 Condition: Above Average Land Sq. Ft.: 49,833 **Assessed Value** Lanai Sg. Ft.: 104 Frontage: Building: \$271,400 Sq. Ft. Other: 0 Tax/Year: \$381/2023 Land: \$54,000 Total Sq. Ft. 420 Neighborhood: Waikiki Total: \$325,400 Maint./Assoc. \$494 / \$0 Flood Zone: Zone AE - Tool Stories / CPR: 21+ / No

Parking: **None** Frontage:

Zoning: X2 - Apartment Precinct View: City, Marina/Canal, Mountain

**Public Remarks:** The popular Island Colony is a classic and timeless Waikiki condo-tel that makes an ideal investment or perhaps your next home. The front desk operation makes investing at the Island Colony a breeze and this unit is part of the exclusive Skyline program, offering tremendous benefits for the savvy investor. Offered turn key with furnishings as shown, this studio unit will start earning you income right after closing as it is a popular rental unit in the hotel pool. Don't worry about those fire sprinkler troubles most buildings are facing, Island Colony is already protected for your safety. Enjoy hotel like amenities including a swimming pool, fitness center, hot tub and a lobby level restaurant. Community laundry facilities on site as well, plus a mini-mart for added convenience. Contact your agent today to learn more about the exciting Skyline program and all of the benefits for an owner. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info









Address	Price	Bd & Bth	Living / Avg.	Land   A	Avg.	Lanai	Occ.	FL	DOM
445 Seaside Avenue 2608	\$375,000	0 & 1/0	316   \$1,187	49,833	\$8	104	10%	26	59

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
445 Seaside Avenue 2608	\$381   \$494   \$0	\$54,000	\$271,400	\$325,400	115%	1979 & NA

445 Seaside Avenue 2608 - MLS#: 202406920 - The popular Island Colony is a classic and timeless Waikiki condo-tel that makes an ideal investment or perhaps your next home. The front desk operation makes investing at the Island Colony a breeze and this unit is part of the exclusive Skyline program, offering tremendous benefits for the savvy investor. Offered turn key with furnishings as shown, this studio unit will start earning you income right after closing as it is a popular rental unit in the hotel pool. Don't worry about those fire sprinkler troubles most buildings are facing, Island Colony is already protected for your safety. Enjoy hotel like amenities including a swimming pool, fitness center, hot tub and a lobby level restaurant. Community laundry facilities on site as well, plus a mini-mart for added convenience. Contact your agent today to learn more about the exciting Skyline program and all of the benefits for an owner. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** None **Total Parking:** 0 **View:** City, Marina/Canal, Mountain **Frontage: Pool: Zoning:** X2 - Apartment Precinct **Sale Conditions:** None **Schools:** , ,\* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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