

2458 Wilder Avenue, Honolulu 96826 * \$2,500,000

Beds: 0	MLS#: 202403604, FS	Year Built: 1969
Bath: 0/0	Status: Active	Remodeled:
Living Sq. Ft.: 4,450	List Date & DOM: 02-13-2024 & 105	Total Parking: 11
Land Sq. Ft.: 10,417	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$289,300
Sq. Ft. Other: 0	Tax/Year: \$590/2023	Land: \$1,736,300
Total Sq. Ft. 4,450	Neighborhood: University	Total: \$2,025,600
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: Garden	

Public Remarks: Well-maintained 6-unit concrete building near UH Manoa with historically high occupancy due to its larger-than-average unit sizes, private garden areas, and more than 1/1 parking. The building consists of five (5) two-bedroom units (700 SF. approx.) and one (1) one-bedroom (550 SF. approx.). The building is NOT in a flood zone and has C & C trash pick-up service, which could be a \$15-20K savings compared to similar properties. The property is near UH Manoa, and the bedrooms are large enough for such a savvy investor to nearly double the income stream by converting the traditional rentals into students' dorms. The property is within walking distance of UH, restaurants, grocery stores, and essential services. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2458 Wilder Avenue	\$2,500,000	0 & 0/0	4,450 \$inf	10,417 \$240	105

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2458 Wilder Avenue	\$590 \$0 \$0	\$1,736,300	\$289,300	\$2,025,600	123%	1969 & NA

[2458 Wilder Avenue](#) - MLS#: [202403604](#) - Well-maintained 6-unit concrete building near UH Manoa with historically high occupancy due to its larger-than-average unit sizes, private garden areas, and more than 1/1 parking. The building consists of five (5) two-bedroom units (700 SF. approx.) and one (1) one-bedroom (550 SF. approx.). The building is NOT in a flood zone and has C & C trash pick-up service, which could be a \$15-20K savings compared to similar properties. The property is near UH Manoa, and the bedrooms are large enough for such a savvy investor to nearly double the income stream by converting the traditional rentals into students' dorms. The property is within walking distance of UH, restaurants, grocery stores, and essential services. **Region:** Metro **Neighborhood:** University **Condition:** Above Average **Parking:** Assigned **Total Parking:** 11 **View:** Garden **Frontage:** Other **Pool:** **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market