

756 University Avenue, Honolulu 96826

Status: Active	MLS#: 202509811	Parcel#: 1-2-7-011-016-0000
List Price: \$649,000	Original Price: \$775,000	Price Change: \$-126,000
Beds: 1 Baths: 1/1	Year Built: 1935	Remodeled:
Region: Metro	Neighborhood: Moiliili	Building: Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 122
Living Sq Ft: 328	Other Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 126 0	Total Sq Ft: 328
Land Sq Ft: 2,523	Land Tenure: FS - Fee Simple	Lanai Sq Ft: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 132 0
Total Parking: 2	Date Listed: 04-11-2025	Days on Market: 437
View: None	Frontage: Other	Type: Single Family
Assessed Building: \$22,100	Assessed Land: \$514,800	Assessed Value: \$536,900
Taxes: \$157 Year: 2024	Maintenance Fee: Deprecated: number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in /home/oahure/public_html/PDF_Summary.php on line 151 \$0	Association Fee: \$0
Flood Zone: Zone X	Stories: One	CPR: No
Condition: Fair	Parking: 2 Car, Driveway	Zoning: 12 - A-2 Medium Density Apartme
Elementary:	Middle School:	High School:

Public Remarks: This unique parcel situated on University Avenue provides a great opportunity to those seeking to build something truly creative! The property is hidden in plain sight, providing solitude and privacy in the heart of university area, as well as a design challenge for those wanting to take advantage of the A-2 zoning and build multi-unit housing. Being sold under November 2024 appraised value! This location is near freeway access in both east and west directions, bus stops, shops, and a popular eateries. Number of bedrooms and baths do not match tax records Carport structure was removed in March 2025. Existing structure may be non-conforming due to interior ceiling height and exterior construction. Bring your architect, contractor, and best planning team to this one! You may be surprised at all the possibilities! Total land Sq. Ft. is approximately 2,523 Sq. Ft. Sold together with TMK 1-2-7-011-060. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: None **Amenities:**

Deprecated: str_replace(): Passing null to parameter #3 (\$subject) of type array|string is deprecated in /home/oahure/public_html/PDF_Summary.php on line 201

Utilities: Cable, Internet, Overhead Electricity, Public Water, Sewer Fee **Construction:** Other **Lot**

Features: Irregular **Floor:** Ceramic Tile **Disclosures:** Property Disclosure Stmt **Land Recorded:** Land Court **Furnished:** None **Architectural Style:** Detach Single Family **Construction Materials:** Other

Roof: Aluminum/Steel **Flooring:** Ceramic Tile **SecurityFeatures:** **Easements:** Sewer **Set Backs:** Of Record **Special Listing Conditions:** None **Management Company:** **Management Company Phone:**