

**756 University Avenue, Honolulu 96826**

|                             |  |   |
|-----------------------------|--|---|
| Status: Active              | MLS#: <a href="#">202509811</a>  | Parcel#: <a href="#">1-2-7-011-016-0000</a>   |
| 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:<br><b>Deprecated:</b> str_replace(): Passing null to parameter #3 (\$subject) of type array string is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>122</b> |
| Living Sq Ft: 328           | Other Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>126</b><br>0       | Total Sq Ft: 328  |
| Land Sq Ft: 2,523           | Land Tenure: FS - Fee Simple   | Lanai Sq Ft:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>132</b><br>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:<br><b>Deprecated:</b> number_format(): Passing null to parameter #1 (\$num) of type float is deprecated in <a href="#">/home/oahure/public_html/PDF_Summary.php</a> on line <b>151</b><br>\$0 | Association Fee: \$0  |
| Flood Zone: Zone X          | Stories: One   | CPR: No   |
| Condition: Fair             | Parking: 2 Car, Driveway   | <a href="#">Zoning:</a> 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:**

