

Royal Queen Emma 222 Vineyard Street Unit PH3, Honolulu 96813 Royal Queen Emma

Status: Cancelled	MLS#: 202518471	Parcel#: 1-2-1-018-042-0023
List Price: \$675,000	Original Price: \$675,000	Price Change: \$0
Beds: 0 Baths: 1/0	Year Built: 1981	Remodeled:
Region: Metro	Neighborhood: Downtown	Building: Royal Queen Emma
Living Sq Ft: 1,104	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: 1,104
Land 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 130 0	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: 08-19-2025	Days on Market: 147
View: Mountain	Frontage: 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 141	Type: Condo/Townhouse
Assessed Building: \$334,600	Assessed Land: \$146,800	Assessed Value: \$481,400
Taxes: \$497 Year: 2025	Maintenance Fee: \$981	Association Fee: \$0
Flood Zone: Zone X	Stories: 8-14	CPR: No
Condition: Above Average	Parking: Assigned, Covered - 2	Zoning : 34 - BMX-4 Central Business Mix
Elementary: Royal	Middle School: Keelikolani	High School: Mckinley

Public Remarks: Space is currently configured as a large office with storage, conference rooms and reception area. Building is BMX zoning, so residential or office use. PH-3 and PH-4 were combined into 1 large, 2,438 sq ft space with all office furniture, partitions and equipment as seen, included. To be sold together with MLS 202518474 (PH-4) - asking cumulative \$1.4m. Reconfigure... live on one side, work on the other.... Each unit has 2 parking, total contiguous 4 stalls. Owner rented additional parking from nearby St Andrews school/church for staff. Simple, no amenities project with quiet street front across from the Pacific Club. Vineyard St is off of Queen Emma St and runs parallel with Vineyard Blvd - right behind the gas station. Attractive building for either residential or office usage. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: None **Amenities:** None **Utilities:**
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 **206**
Construction: Double Wall, Masonry/Stucco **Lot Features:**
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 **216**
Floor: Vinyl, W/W Carpet **Disclosures:** Property Disclosure Stmt **Land Recorded:** Regular System
Furnished: Unknown **Architectural Style:** High-Rise 7+ Stories **Construction Materials:** Double Wall, Masonry/Stucco **Roof:** Flooring: Vinyl, W/W Carpet **Security Features:** Key **Easements:** Set
Backs: **Special Listing Conditions:** None **Management Company:** Associa **Management Company**
Phone: 808-836-0911