

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

Status: Active	MLS#: 202600832	Parcel#: 1-2-1-018-042-0023
List Price: \$660,000	Original Price: \$675,000	Price Change: \$-15,000
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: 01-15-2026	Days on Market: 205
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 reception area, modern workstations, conference rooms, multiple restrooms, and storage areas. Building is BMX-4 zoning for residential or office use. PH-3 (MLS 202600832) and PH-4 (MLS 202600842) TO BE SOLD TOGETHER. Cumulative asking price is \$1.355m. Each unit has 2 covered parking stalls for a total of 4 contiguous stalls. Owner rented additional parking from nearby St. Andrews school/church for staff. Simple, no amenities project with quiet street front access. Across from the Pacific Club and located on Vineyard Street off of Queen Emma Street. Attractive, well maintained, building adjacent to downtown CBD, shopping, and restaurants. **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