

Royal Queen Emma 222 Vineyard Street Unit PH4, Honolulu 96813 Royal Queen Emma

Status: Active	MLS#: 202600842	Parcel#: 1-2-1-018-042-0024
List Price: \$653,660	Original Price: \$725,000	Price Change: \$-71,340
Beds: 2 Baths: 2/1	Year Built: 1981	Remodeled:
Region: Metro	Neighborhood: Downtown	Building: Royal Queen Emma
Living Sq Ft: 1,334	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: 1,334
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: 267
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: \$425,500	Assessed Land: \$177,300	Assessed Value: \$602,800
Taxes: \$623 Year: 2025	Maintenance Fee: \$1,185	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:	Middle School:	High School:

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 \$1,194,620. 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, See Remarks **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