

Uluniu Business Center 305 Uluniu Street Unit 103, Kailua 96734 * Uluniu Business Center*** \$529,500 * Originally \$549,500**

Beds: 0	MLS#: 202011095, FS	Year Built: 1960
Bath: 0/1	Status: Cancelled	Remodeled: 2007
Living Sq. Ft.: 708	List Date & DOM: 05-15-2020 & 117	Total Parking: 0
Land Sq. Ft.: 5,827	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$182,900
Sq. Ft. Other: 0	Tax/Year: \$637/2019	Land: \$433,400
Total Sq. Ft. 708	Neighborhood: Kailua Town	Total: \$616,300
Maint./Assoc. \$156 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: None, Street	Frontage: Other	
Zoning : 33 - BMX-3 Community Business M	View: None	

Public Remarks: Why lease when you can own your office/retail space on Kailua's Business Row. A very Rare Opportunity to purchase a commercial condominium at Uluniu Business Center. Business owner's dream of this opportunity! This 708 Sq Ft space is improved with Split A/C, glass store front window and entry door. Lots of natural lighting, interior restroom, high ceilings and precious street front exposure. Plenty of street parking plus municipal parking lot next door. Current M.F. is \$156/mo. Priced well below Assessed Value of \$616,300. I know we're in difficult times but opportunities like this are rarely available. Put this on your "Must See" List. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
305 Uluniu Street 103	\$529,500	0 & 0/1	708 \$748	5,827 \$91	0	50%	1	117

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
305 Uluniu Street 103	\$637 \$156 \$0	\$433,400	\$182,900	\$616,300	86%	1960 & 2007

[305 Uluniu Street 103](#) - MLS#: [202011095](#) - Original price was \$549,500 - Why lease when you can own your office/retail space on Kailua's Business Row. A very Rare Opportunity to purchase a commercial condominium at Uluniu Business Center. Business owner's dream of this opportunity! This 708 Sq Ft space is improved with Split A/C, glass store front window and entry door. Lots of natural lighting, interior restroom, high ceilings and precious street front exposure. Plenty of street parking plus municipal parking lot next door. Current M.F. is \$156/mo. Priced well below Assessed Value of \$616,300. I know we're in difficult times but opportunities like this are rarely available. Put this on your "Must See" List. **Region:** Kailua **Neighborhood:** Kailua Town **Condition:** Above Average **Parking:** None, Street **Total Parking:** 0 **View:** None **Frontage:** Other **Pool:** **Zoning:** 33 - BMX-3 Community Business M **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number