

**Waikiki Beach Tower 2470 Kalakaua Avenue Unit 1904, Honolulu 96815 \* Waikiki Beach****Tower \* \$2,200,000**

|                                                                |                                                                                      |                                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------|
| Beds: <b>2</b>                                                 | MLS#: <b>202225935, FS</b>                                                           | Year Built: <b>1983</b>        |
| Bath: <b>2/0</b>                                               | Status: <b>Active</b>                                                                | Remodeled:                     |
| Living Sq. Ft.: <b>1,092</b>                                   | List Date & DOM: <b>01-09-2023 &amp; 485</b>                                         | Total Parking: <b>2</b>        |
| Land Sq. Ft.: <b>24,027</b>                                    | Condition: <b>Excellent</b>                                                          | <a href="#">Assessed Value</a> |
| Lanai Sq. Ft.: <b>171</b>                                      | Frontage: <b>Other</b>                                                               | Building: <b>\$1,333,000</b>   |
| Sq. Ft. Other: <b>0</b>                                        | Tax/Year: <b>\$1,856/2022</b>                                                        | Land: <b>\$219,600</b>         |
| Total Sq. Ft. <b>1,263</b>                                     | Neighborhood: <b>Waikiki</b>                                                         | Total: <b>\$1,552,600</b>      |
| Maint./Assoc. <b>\$2,029 / \$0</b>                             | <a href="#">Flood Zone</a> : <b>Zone X - Tool</b>                                    | Stories / CPR: <b>21+ / No</b> |
| Parking: <b>Assigned, Covered - 2</b>                          | Frontage: <b>Other</b>                                                               |                                |
| <a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b> | View: <b>City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise, Sunset</b> |                                |

**Public Remarks:** Spectacular opportunity to own a rarely available fee simple 2 bedroom, 2 bath luxury unit in Waikiki Beach Tower w/ 2 parking. Urban resort living at its best right in Waikiki with Oceanfront views, legal vacation rentals (no minimum stay). Excellent rate of return. Great for corporations or families. This property is turn-key fully furnished. Steps away from Waikiki Beach & Queens Surf, attractions, restaurants, zoo, museums, entertainment (soon back to normal). Enjoy resort living, quiet enjoyment at home with everything else outside at your disposal. Resort property boasts club house, meeting room, pavilions, BBQ's, pool, gym, hot tub/whirlpool, yoga room, deck. Concierge services. Only 4 units per floor. 142 units total- 39 floors. **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 |
|-------------------------------------------|-----------------------------|----------|-----------------|---------------|-------|------|----|-----|
| <a href="#">2470 Kalakaua Avenue 1904</a> | <a href="#">\$2,200,000</a> | 2 & 2/0  | 1,092   \$2,015 | 24,027   \$92 | 171   | 0%   | 18 | 485 |

| Address                                   | Tax   Maint.   Ass.     | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|-------------------------------------------|-------------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">2470 Kalakaua Avenue 1904</a> | \$1,856   \$2,029   \$0 | \$219,600     | \$1,333,000       | \$1,552,600    | 142%  | 1983 & NA        |

[2470 Kalakaua Avenue 1904](#) - MLS#: [202225935](#) - Spectacular opportunity to own a rarely available fee simple 2 bedroom, 2 bath luxury unit in Waikiki Beach Tower w/ 2 parking. Urban resort living at its best right in Waikiki with Oceanfront views, legal vacation rentals (no minimum stay). Excellent rate of return. Great for corporations or families. This property is turn-key fully furnished. Steps away from Waikiki Beach & Queens Surf, attractions, restaurants, zoo, museums, entertainment (soon back to normal). Enjoy resort living, quiet enjoyment at home with everything else outside at your disposal. Resort property boasts club house, meeting room, pavilions, BBQ's, pool, gym, hot tub/whirlpool, yoga room, deck. Concierge services. Only 4 units per floor. 142 units total- 39 floors. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Assigned, Covered - 2 **Total Parking:** 2 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info](#)

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