

**ROYAL ALOHA 1909 Ala Wai Boulevard Unit 1310, Honolulu 96815 \* ROYAL ALOHA \***

**\$290,000**

Beds: **2**  
Bath: **1/0**  
Living Sq. Ft.: **674**  
Land Sq. Ft.: **30,928**  
Lanai Sq. Ft.: **50**  
Sq. Ft. Other: **0**  
Total Sq. Ft. **724**  
Maint./Assoc. **\$778 / \$0**  
Parking: **None**

MLS#: **202407232**, LH  
Status: **Active**  
List Date & DOM: **04-01-2024 & 45**  
Condition: **Average**  
Frontage:  
Tax/Year: **\$28/2023**  
Neighborhood: **Waikiki**  
**Flood Zone:** **Zone AO - Tool**

Year Built: **1971**  
Remodeled:  
Total Parking: **0**  
**Assessed Value**  
Building: **\$181,100**  
Land: **\$189,600**  
Total: **\$370,700**  
Stories / CPR: **15-20 / No**

**Zoning:** **X6 - Resort Mixed Use Precinct**

Frontage:  
View: **City, Marina/Canal, Mountain, Ocean, Sunrise**

**Public Remarks:** High Floor End Unit, Great location in the building with ocean view from lanai and the potential to be a top producer! Currently owner occupied but building is zoned for legal short term vacation rentals and is located in the coveted resort zone of Waikiki. This Unit includes an oversized storage/owners locker for supplies! The Royal Aloha is Convenient to all that Waikiki has to offer with beaches, surfing, restaurants and world class shopping just moments from you door! Wether you are looking for an income producing investment or a new home at a reasonable price this may be the one for you! **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="#">1909 Ala Wai Boulevard 1310</a>	<b>\$290,000 LH</b>	2 & 1/0	674   \$430	30,928   \$9	50	25%	13	45

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1909 Ala Wai Boulevard 1310</a>	\$28   \$778   \$0	\$189,600	\$181,100	\$370,700	78%	1971 & NA

<a href="#">1909 Ala Wai Boulevard 1310</a> - MLS#: <a href="#">202407232</a> - High Floor End Unit, Great location in the building with ocean view from lanai and the potential to be a top producer! Currently owner occupied but building is zoned for legal short term vacation rentals and is located in the coveted resort zone of Waikiki. This Unit includes an oversized storage/owners locker for supplies! The Royal Aloha is Convenient to all that Waikiki has to offer with beaches, surfing, restaurants and world class shopping just moments from you door! Wether you are looking for an income producing investment or a new home at a reasonable price this may be the one for you! <b>Region:</b> Metro <b>Neighborhood:</b> Waikiki <b>Condition:</b> Average <b>Parking:</b> None <b>Total Parking:</b> 0 <b>View:</b> City, Marina/Canal, Mountain, Ocean, Sunrise <b>Frontage:</b> <b>Pool:</b> <b>Zoning:</b> X6 - Resort Mixed Use Precinct <b>Sale Conditions:</b> None <b>Schools:</b> , , * <a href="#">Request Showing</a> , <a href="#">Photos</a> , <a href="#">History</a> , <a href="#">Maps</a> , <a href="#">Deed</a> , <a href="#">Watch List</a> , <a href="#">Tax Info</a>						
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DOM = Days on Market, Occ. = Occupancy, FL = Floor Number