

2040 Nuuanu 2040 Nuuanu Avenue Unit 1804, Honolulu 96817 * 2040 Nuuanu * \$398,000

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|--|---|----------------------------------|
| Beds: 1 | MLS#: 202407515, FS | Year Built: 1984 |
| Bath: 1/0 | Status: Active | Remodeled: |
| Living Sq. Ft.: 551 | List Date & DOM: 04-16-2024 & 29 | Total Parking: 1 |
| Land Sq. Ft.: 26,005 | Condition: Average | Assessed Value |
| Lanai Sq. Ft.: 0 | Frontage: Other | Building: \$327,900 |
| Sq. Ft. Other: 0 | Tax/Yr: \$108/2023 | Land: \$42,600 |
| Total Sq. Ft. 551 | Neighborhood: Nuuanu-lower | Total: \$370,500 |
| Maint./Assoc. \$980 / \$0 | Flood Zone : Zone X - Tool | Stories / CPR: 15-20 / No |
| Parking: Assigned, Covered - 1, Garage, Guest, Open - 3+, Secured Entry | Frontage: Other | |
| Zoning : 12 - A-2 Medium Density Apartme | View: City, Mountain, Ocean, Sunrise, Sunset | |

Public Remarks: Only 2 floor below PentHouse unit with gorgeous unobstructed city, ocean, mountain, sunset views. Comes with washer/dryer, window AC in living room & bedroom. It also comes with an extra storage by the hallway, a garaged covered parking stall and American Home Shield coverage till 3/24/2025. Building has sprinkler!!! Amenities include pool, whirlpool, sauna, meeting room, BBQ area, car wash area, 4 open guest parking stalls and in the Maemae school district. "AS IS". Rarely available! Convenient location, Easy access to freeway, Pali Highway. Short drive to Downtown, Chinatown, airport, hospitals, schools, etc... More photos to follow Easy to show with short notice. **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address | Price | Bd & Bth | Living / Avg. | Land Avg. | Lanai | Occ. | FL | DOM |
|---|---------------------------|----------|---------------|---------------|-------|------|----|-----|
| 2040 Nuuanu Avenue 1804 | \$398,000 | 1 & 1/0 | 551 \$722 | 26,005 \$15 | 0 | 52% | 18 | 29 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---------------------|---------------|-------------------|----------------|-------|------------------|
| 2040 Nuuanu Avenue 1804 | \$108 \$980 \$0 | \$42,600 | \$327,900 | \$370,500 | 107% | 1984 & NA |

[2040 Nuuanu Avenue 1804](#) - MLS#: [202407515](#) - Only 2 floor below PentHouse unit with gorgeous unobstructed city, ocean, mountain, sunset views. Comes with washer/dryer, window AC in living room & bedroom. It also comes with an extra storage by the hallway, a garaged covered parking stall and American Home Shield coverage till 3/24/2025. Building has sprinkler!!! Amenities include pool, whirlpool, sauna, meeting room, BBQ area, car wash area, 4 open guest parking stalls and in the Maemae school district. "AS IS". Rarely available! Convenient location, Easy access to freeway, Pali Highway. Short drive to Downtown, Chinatown, airport, hospitals, schools, etc... More photos to follow Easy to show with short notice. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 3+, Secured Entry **Total Parking:** 1 **View:** City, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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