

2040 Nuuanu 2040 Nuuanu Avenue Unit 1003, Honolulu 96817 * 2040 Nuuanu * \$300,000 *

Originally \$315,000

Beds: 0	MLS#: 202407809, FS	Year Built: 1984
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 395	List Date & DOM: 04-12-2024 & 34	Total Parking: 1
Land Sq. Ft.: 26,005	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$291,000
Sq. Ft. Other: 0	Tax/Year: \$59/2024	Land: \$31,700
Total Sq. Ft. 395	Neighborhood: Nuuanu-lower	Total: \$322,700
Maint./Assoc. \$730 / \$0	Flood Zone: Zone X - Tool	Stories / CPR: 8-14 / No
Parking: Assigned, Covered - 1, Guest, Street	Frontage:	
Zoning: 12 - A-2 Medium Density Apartme	View: City, Ocean, Sunrise	

Public Remarks: Big price reduction for a quick sale! Welcome to your own cozy haven in the heart of Nuuanu! This rarely offered, affordable, FEE Simple property is the perfect option for a first-time buyer or someone working in Downtown Honolulu. This 10th floor studio condo offers the perfect blend of urban convenience and serene living, making it ideal for those seeking a low-maintenance lifestyle with wonderful views of the ocean and city from a higher floor. The studio layout maximizes every inch of space, providing a functional living area. You have your own washer/dryer in the unit which is a nice Bonus plus several storage closets/cabinets to help you organize. Another feature of this property is its security...the building is secured, offering you peace of mind and a sense of safety, while the gated/covered parking ensures your vehicle is protected. Location is key, and this central location on the bus line and close to the freeways makes commuting to work or exploring the island a breeze. In addition to its great location, this area of Nuuanu is known for its "old Hawaii" ambiance. Almost forgot to mention that sunsets are pretty amazing indeed! **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 1003	\$300,000	0 & 1/0	395 \$759	26,005 \$12	0	50%	10	34

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2040 Nuuanu Avenue 1003	\$59 \$730 \$0	\$31,700	\$291,000	\$322,700	93%	1984 & NA

[2040 Nuuanu Avenue 1003](#) - MLS#: [202407809](#) - Original price was \$315,000 - Big price reduction for a quick sale! Welcome to your own cozy haven in the heart of Nuuanu! This rarely offered, affordable, FEE Simple property is the perfect option for a first-time buyer or someone working in Downtown Honolulu. This 10th floor studio condo offers the perfect blend of urban convenience and serene living, making it ideal for those seeking a low-maintenance lifestyle with wonderful views of the ocean and city from a higher floor. The studio layout maximizes every inch of space, providing a functional living area. You have your own washer/dryer in the unit which is a nice Bonus plus several storage closets/cabinets to help you organize. Another feature of this property is its security...the building is secured, offering you peace of mind and a sense of safety, while the gated/covered parking ensures your vehicle is protected. Location is key, and this central location on the bus line and close to the freeways makes commuting to work or exploring the island a breeze. In addition to its great location, this area of Nuuanu is known for its "old Hawaii" ambiance. Almost forgot to mention that sunsets are pretty amazing indeed! **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Above Average **Parking:** Assigned, Covered - 1, Guest, Street **Total Parking:** 1 **View:** City, Ocean, Sunrise **Frontage:** **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