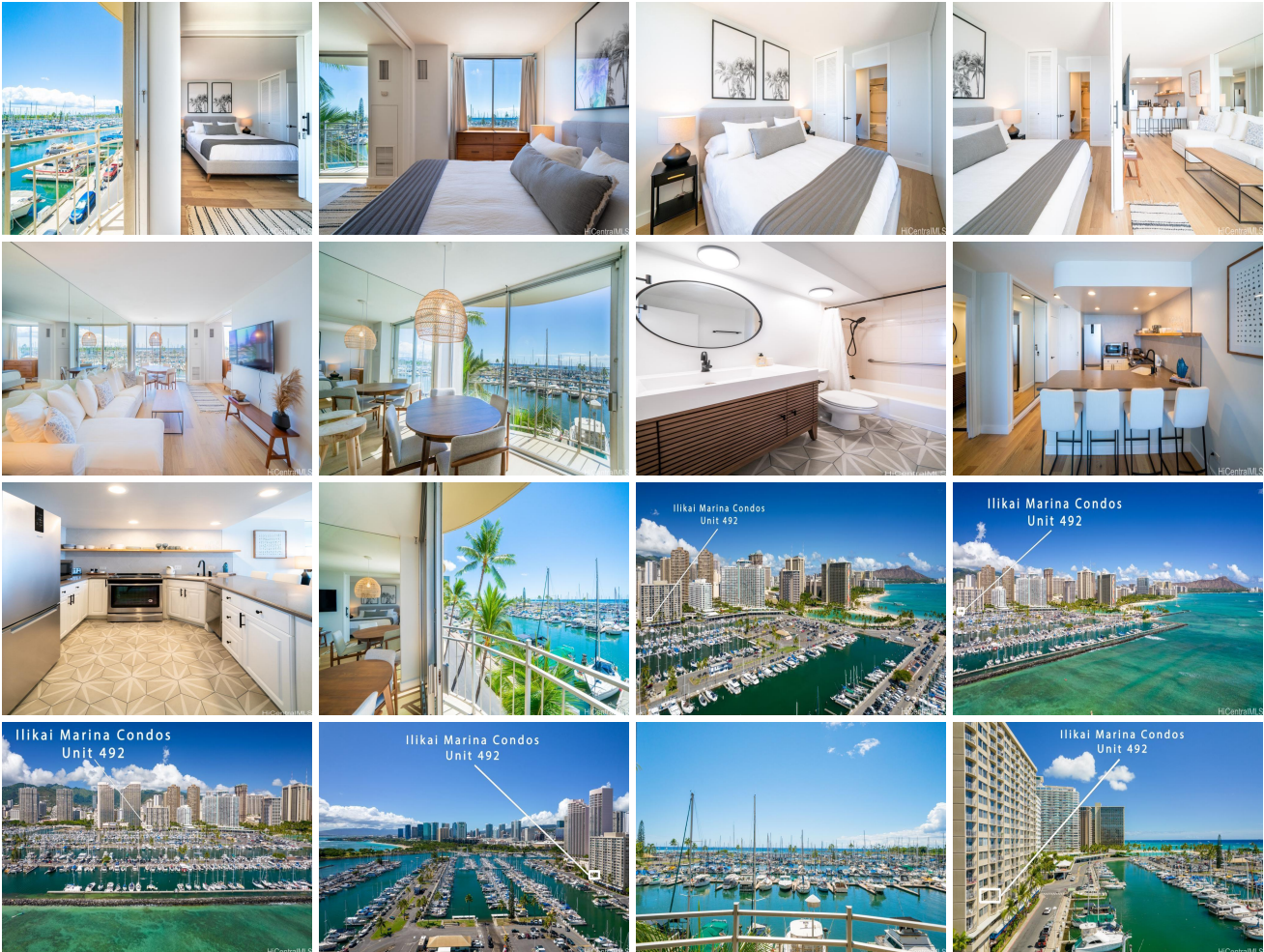


**Ilikai Marina 1765 Ala Moana Boulevard Unit 492, Honolulu 96815 \* Ilikai Marina \***

**\$755,000 \* Originally \$810,000**

Beds: <b>1</b>	MLS#: <b><u>202408099</u>, FS</b>	Year Built: <b>1968</b>
Bath: <b>1/0</b>	Status: <b>Active</b>	Remodeled: <b>2022</b>
Living Sq. Ft.: <b>651</b>	List Date & DOM: <b>04-11-2024 &amp; 35</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>55,016</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>28</b>	Frontage: <b>Marina</b>	Building: <b>\$578,000</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$901/2023</b>	Land: <b>\$202,500</b>
Total Sq. Ft. <b>679</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$780,500</b>
Maint./Assoc. <b>\$1,026 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone X - <u>Tool</u></b>	Stories / CPR: <b>8-14 / No</b>
Parking: <b>None</b>	Frontage: <b>Marina</b>	
<a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b>	View: <b>Marina/Canal, Ocean, Sunset</b>	

**Public Remarks:** PRICE ADJUSTMENT. SELLER IS MOTIVATED! TURN KEY, TASTEFULLY REMODELED AND FULLY EQUIPPED VACATION RENTAL YIELDING HIGH RETURNS. GREAT TASTE IN RENOVATION DONE IN 2021. BRIGHT AND AIRY . ENJOY FABULOUS VIEW FROM THE UNIT: FRIDAY FIREWORKS, BEST SURF SPOT, HILTON HAWAIIAN VILLAGE NEXT DOOR, AS WELL AS MODERN HOTEL AND ILIKAI APTS HOTEL. THIS LOCATION IS UNBEATABLE: WALK TO THE BEST BEACH, SURF, BARS,RESTAURANTS AND SHOPPING. EASY WALK TO KALAKAUA AVE AS WELL AS ALA MOANA BEACH AND MALL. FAMOUS AND HAWAII'S CLASSIC CHART HOUSE RESTAURANT IN THE STREET LEVEL. RED LOBSTER AND SAN PAOLO PIZZARIA ALSO IN STREET LEVEL OF THIS BUILDING. IF YOU WOULD LIKE A MORE SOPHISTICATED FINE DINING EXPERIENCE YOU JUST WALK OVER TO THE ILIKAI "PESCA " AND ENJOY THE GORGEOUS VIEWS FROM UP THERE... UNIT IS READY, ALL TOP QUALITY FURNITURE, LINENS, TOWELS, APPLIANCES AND ALL THAT IS IN THERE STAYS FOR NEXT OWNER TO ENJOY THIS AS SECOND HOME AND RENT IT OUT WHEN GONE. LISTING AGENT ALSO MANAGES THIS UNIT AND MANY OTHERS IN WAIKIKI/ALA MOANA. PLEASE ASK FOR REVENUE HISTORY. SELLER PREFERS PAM SATO FOR TITLE AND ESCROW. **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="#">1765 Ala Moana Boulevard 492</a>	<b>\$755,000</b>	1 & 1/0	651   \$1,160	55,016   \$14	28	10%	4	35

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1765 Ala Moana Boulevard 492</a>	\$901   \$1,026   \$0	\$202,500	\$578,000	\$780,500	97%	1968 & 2022

[1765 Ala Moana Boulevard 492](#) - MLS#: [202408099](#) - Original price was \$810,000 - PRICE ADJUSTMENT. SELLER IS MOTIVATED! TURN KEY, TASTEFULLY REMODELED AND FULLY EQUIPPED VACATION RENTAL YIELDING HIGH RETURNS. GREAT TASTE IN RENOVATION DONE IN 2021. BRIGHT AND AIRY . ENJOY FABULOUS VIEW FROM THE UNIT: FRIDAY FIREWORKS, BEST SURF SPOT, HILTON HAWAIIAN VILLAGE NEXT DOOR, AS WELL AS MODERN HOTEL AND ILIKAI APTS HOTEL. THIS LOCATION IS UNBEATABLE: WALK TO THE BEST BEACH, SURF, BARS, RESTAURANTS AND SHOPPING. EASY WALK TO KALAKAUA AVE AS WELL AS ALA MOANA BEACH AND MALL. FAMOUS AND HAWAII'S CLASSIC CHART HOUSE RESTAURANT IN THE STREET LEVEL. RED LOBSTER AND SAN PAOLO PIZZARIA ALSO IN STREET LEVEL OF THIS BUILDING. IF YOU WOULD LIKE A MORE SOPHISTICATED FINE DINING EXPERIENCE YOU JUST WALK OVER TO THE ILIKAI "PESCA " AND ENJOY THE GORGEOUS VIEWS FROM UP THERE... UNIT IS READY, ALL TOP QUALITY FURNITURE, LINENS, TOWELS, APPLIANCES AND ALL THAT IS IN THERE STAYS FOR NEXT OWNER TO ENJOY THIS AS SECOND HOME AND RENT IT OUT WHEN GONE. LISTING AGENT ALSO MANAGES THIS UNIT AND MANY OTHERS IN WAIKIKI/ALA MOANA. PLEASE ASK FOR REVENUE HISTORY. SELLER PREFERS PAM SATO FOR TITLE AND ESCROW. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None **Total Parking:** 0 **View:** Marina/Canal, Ocean, Sunset **Frontage:** Marina **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