

1709 Pensacola Street, Honolulu 96822 * \$725,000 * Originally \$750,000

Sold Price: \$710,000	Sold Date: 02-12-2020	Sold Ratio: 98%
Beds: 4	MLS#: <u>201928615</u>, FS	Year Built: 1942
Bath: 3/0	Status: Sold	Remodeled:
Living Sq. Ft.: 1,058	List Date & DOM: 10-03-2019 & 64	Total Parking: 1
Land Sq. Ft.: 4,717	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$289,300
Sq. Ft. Other: 0	Tax/Year: \$278/2019	Land: \$769,800
Total Sq. Ft. 1,058	Neighborhood: Makiki	Total: \$1,086,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Three+ / No
Parking: 1 Car, Carport, Street	Frontage: Other	
Zoning : 05 - R-5 Residential District	View: None	

Public Remarks: Great opportunity to renovate this prime location in Makiki! Lots of possibilities for this home. Don't be fooled by the street frontage because the spacious yard below leaves room for expansion. Units include 2/1/1 parking, 1/1 & a large unfinished basement with substandard heights, making possibilities endless with this space. Live in the street level unit & rent out below or use for stable rental income with well-qualified tenants already in place. 4 separate elec. and 2 gas meters show that this is a legal non-conforming multi-family home. This desirable central location is just minutes away from schools including UH Manoa, freeway entrance, downtown & bus line. Sale price is well below the "Tax Assessed Land Value"! **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1709 Pensacola Street	\$725,000	4 & 3/0	1,058 \$685	4,717 \$154	64

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1709 Pensacola Street	\$278 \$0 \$0	\$769,800	\$289,300	\$1,086,100	67%	1942 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
1709 Pensacola Street	\$710,000	02-12-2020	98%	95%	Conventional 5000

[1709 Pensacola Street](#) - MLS#: [201928615](#) - Original price was \$750,000 - Great opportunity to renovate this prime location in Makiki! Lots of possibilities for this home. Don't be fooled by the street frontage because the spacious yard below leaves room for expansion. Units include 2/1/1 parking, 1/1 & a large unfinished basement with substandard heights, making possibilities endless with this space. Live in the street level unit & rent out below or use for stable rental income with well-qualified tenants already in place. 4 separate elec. and 2 gas meters show that this is a legal non-conforming multi-family home. This desirable central location is just minutes away from schools including UH Manoa, freeway entrance, downtown & bus line. Sale price is well below the "Tax Assessed Land Value"! **Region:** Metro **Neighborhood:** Makiki **Condition:** Fair **Parking:** 1 Car, Carport, Street **Total Parking:** 1 **View:** None **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** [Lincoln](#), [Stevenson](#), [Roosevelt](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market