

**1736 Fern Street, Honolulu 96826 \* \$1,500,000**

Beds: **6**      MLS#: **202011971, FS**      Year Built: **1935**  
 Bath: **5/0**      Status: **Expired**      Remodeled: **1950**  
 Living Sq. Ft.: **1,816**      List Date & DOM: **05-29-2020 & 365**      Total Parking: **1**  
 Land Sq. Ft.: **4,899**      Condition: **Fair, Needs Major Repair**      [Assessed Value](#)  
 Lanai Sq. Ft.: **564**      Frontage:      Building: **\$68,400**  
 Sq. Ft. Other: **0**      Tax/Year: **\$322/2019**      Land: **\$1,034,100**  
 Total Sq. Ft. **2,380**      Neighborhood: **Mccully**      Total: **\$1,102,500**  
 Maint./Assoc. **\$0 / \$0**      [Flood Zone](#): **Zone A - Tool**      Stories / CPR: **One / No**  
 Parking: **1 Car**      Frontage:  
[Zoning](#): **12 - A-2 Medium Density Apartme**      View: **Garden, Mountain**

**Public Remarks:** Prime location, centrally located near to Ala Moana Shopping Center, Don Quijote, Convention Center and gateway to Waikiki, Sold strictly in "AS-IS" condition. Contractors/Developers dream! C & C Bill 7 legislation applicable for multi-unit development, expedited permitting and possible property tax exemption. Don't miss this Great Opportunity! **Sale Conditions:** None **Schools:** [Lunalilo](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)



| Address                          | Price                       | Bd & Bth | Living / Avg. | Land   Avg.   | DOM |
|----------------------------------|-----------------------------|----------|---------------|---------------|-----|
| <a href="#">1736 Fern Street</a> | <a href="#">\$1,500,000</a> | 6 & 5/0  | 1,816   \$826 | 4,899   \$306 | 365 |

| Address                          | Tax   Maint.   Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|----------------------------------|---------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1736 Fern Street</a> | \$322   \$0   \$0   | \$1,034,100   | \$68,400          | \$1,102,500    | 136%  | 1935 & 1950      |

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DOM = Days on Market