

45-067 Waikalua Road, Kaneohe 96744 * \$860,000 * Originally \$825,000

Sold Price: \$865,000 Sold Date: 04-15-2021 Sold Ratio: 101%
 Beds: **5** MLS#: **202028470, FS** Year Built: **1952**
 Bath: **4/0** Status: **Sold** Remodeled: **1982**
 Living Sq. Ft.: **1,742** List Date & DOM: **11-02-2020 & 22** Total Parking: **4**
 Land Sq. Ft.: **3,452** Condition: **Above Average** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Other** Building: **\$198,700**
 Sq. Ft. Other: **0** Tax/Year: **\$233/2020** Land: **\$599,700**
 Total Sq. Ft.: **1,742** Neighborhood: **Waikalua** Total: **\$798,400**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **Two / No**
 Parking: **3 Car+, Carport** Frontage: **Other**
[Zoning](#): **05 - R-5 Residential District** View: **Mountain**

Public Remarks: ATTENTION ALL INVESTORS! Back on Market. This 3 unit investment property (Legal non-conforming). There are renewed leases til 2021 with tenants currently occupying the units so you don't have to go find new tenants. Upstairs Studio Unit w/ Full Bath (Unit A), Ground floor 2 bedroom/1 bath (Unit B) and ground floor 2 bedroom/2 bath (Unit C). Highly desirable area located near Windward Mall, restaurants, ocean and Likelike Hwy for fast access to Town. Property has A/C, Solar water heaters, shared laundry space with washer/dryer, fenced yard, plenty of storage and parking. Buyer to do due diligence on rental figures. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
45-067 Waikalua Road	\$860,000	5 & 4/0	1,742 \$494	3,452 \$249	22

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-067 Waikalua Road	\$233 \$0 \$0	\$599,700	\$198,700	\$798,400	108%	1952 & 1982

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-067 Waikalua Road	\$865,000	04-15-2021	101%	105%	VA

[45-067 Waikalua Road](#) - MLS#: [202028470](#) - Original price was \$825,000 - ATTENTION ALL INVESTORS! Back on Market. This 3 unit investment property (Legal non-conforming). There are renewed leases til 2021 with tenants currently occupying the units so you don't have to go find new tenants. Upstairs Studio Unit w/ Full Bath (Unit A), Ground floor 2 bedroom/1 bath (Unit B) and ground floor 2 bedroom/2 bath (Unit C). Highly desirable area located near Windward Mall, restaurants, ocean and Likelike Hwy for fast access to Town. Property has A/C, Solar water heaters, shared laundry space with washer/dryer, fenced yard, plenty of storage and parking. Buyer to do due diligence on rental figures. **Region:** Kaneohe **Neighborhood:** Waikalua **Condition:** Above Average **Parking:** 3 Car+, Carport **Total Parking:** 4 **View:** Mountain **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market