

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

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

**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
<a href="#">45-067 Waikalua Road</a>	<b><u>\$860,000</u></b>	5 & 4/0	1,742   \$494	3,452   \$249	22

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

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
<a href="#">45-067 Waikalua Road</a>	\$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