

89-436 Keaulana Avenue, Waianae 96792 * \$350,000

Sold Price: \$350,000 Sold Date: 11-30-2022 Sold Ratio: 100%
 Beds: **4** MLS#: **202208990, LH** Year Built: **1947**
 Bath: **2/0** Status: **Sold** Remodeled:
 Living Sq. Ft.: **1,112** List Date & DOM: **05-11-2022 & 13** Total Parking: **4**
 Needs Major
 Land Sq. Ft.: **22,000** Condition: **Repair, Tear Down** [Assessed Value](#)
 Lanai Sq. Ft.: **0** Frontage: **Other** Building: **\$752,700**
 Sq. Ft. Other: **0** Tax/Year: **\$25/2022** Land: **\$703,000**
 Total Sq. Ft. **1,112** Neighborhood: **Nanakuli** Total: **\$752,700**
 Maint./Assoc. **\$0 / \$0** [Flood Zone](#): **Zone X - Tool** Stories / CPR: **One / No**
 Parking: **3 Car+, Driveway, Street** Frontage: **Other**
[Zoning](#): **05 - R-5 Residential District** View: **Mountain, Ocean, Sunset**

Public Remarks: PRIME LOCATION! Great opportunity to purchase a Department of Hawaiian Homelands LEASEHOLD property near the ocean! So much potential is waiting here; convenient location in Nanakuli with a short drive time of 10 minutes to Kapolei, a long lease through 2132 and the great benefit of rebuilding multiple dwellings on this large 22,000 square ft. lot. The current home on the property is in tear down/ need major repair condition. Financing will not work, CASH OFFERS ONLY. Don't let this great generational property pass you by! BUYER MUST BE 50% Hawaiian or eligible for inheritance according to the guidelines of the Department of Hawaiian Homelands and on the current waitlist. The information within is deemed reliable but not a warranty. Buyer and agents to conduct due diligence. **Sale Conditions:** None **Schools:** [Nanaikapono](#), [Nanakuli](#), [Nanakuli](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
89-436 Keaulana Avenue	\$350,000 LH	4 & 2/0	1,112 \$315	22,000 \$16	13

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
89-436 Keaulana Avenue	\$25 \$0 \$0	\$703,000	\$752,700	\$752,700	46%	1947 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
89-436 Keaulana Avenue	\$350,000	11-30-2022	100%	100%	Cash 1672

[89-436 Keaulana Avenue](#) - MLS#: [202208990](#) - PRIME LOCATION! Great opportunity to purchase a Department of Hawaiian Homelands LEASEHOLD property near the ocean! So much potential is waiting here; convenient location in Nanakuli with a short drive time of 10 minutes to Kapolei, a long lease through 2132 and the great benefit of rebuilding multiple dwellings on this large 22,000 square ft. lot. The current home on the property is in tear down/ need major repair condition. Financing will not work, CASH OFFERS ONLY. Don't let this great generational property pass you by! BUYER MUST BE 50% Hawaiian or eligible for inheritance according to the guidelines of the Department of Hawaiian Homelands and on the current waitlist. The information within is deemed reliable but not a warranty. Buyer and agents to conduct due diligence. **Region:** Leeward
Neighborhood: Nanakuli **Condition:** Needs Major Repair, Tear Down **Parking:** 3 Car+, Driveway, Street **Total Parking:** 4
View: Mountain, Ocean, Sunset **Frontage:** Other **Pool:** None **Zoning:** 05 - R-5 Residential District **Sale Conditions:** None
Schools: [Nanaikapono](#), [Nanakuli](#), [Nanakuli](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market