

721 Paani Street, Honolulu 96826 * \$1,650,000 * Originally \$1,690,000

Beds: 5	MLS#: 202311496, FS	Year Built: 1938
Bath: 5/0	Status: Expired	Remodeled: 2017
Living Sq. Ft.: 1,813	List Date & DOM: 05-25-2023 & 341	Total Parking: 4
Land Sq. Ft.: 4,914	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$150,600
Sq. Ft. Other: 70	Tax/Year: \$389/2022	Land: \$1,184,500
Total Sq. Ft. 1,883	Neighborhood: Moiliili	Total: \$1,335,100
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: One, Two / No
Parking: 3 Car+	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: Check out this incredible apartment zoned corner lot situated right on the outskirts of Waikiki. Centrally located close to Ala Moana Center, McCully Shopping Center, and UH Manoa, with easy access to major roads and freeways. Currently offers two well-maintained dwellings that have undergone recent updates. Building one is a 3 bedroom 2 bath, had its water heater replaced in 2023, and offers a homey feel. Building two consists of one 2 bedroom 1 bath, and two studios with roofing replaced this year (2023). Additionally, the bathrooms and kitchens have received upgrades. Each building has its own electric meter and one water meter for the whole property. This property presents the perfect opportunity for redevelopment with Honolulu's Bill 7. **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
721 Paani Street	\$1,650,000	5 & 5/0	1,813 \$910	4,914 \$336	341

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
721 Paani Street	\$389 \$0 \$0	\$1,184,500	\$150,600	\$1,335,100	124%	1938 & 2017

[721 Paani Street](#) - MLS#: [202311496](#) - Original price was \$1,690,000 - Check out this incredible apartment zoned corner lot situated right on the outskirts of Waikiki. Centrally located close to Ala Moana Center, McCully Shopping Center, and UH Manoa, with easy access to major roads and freeways. Currently offers two well-maintained dwellings that have undergone recent updates. Building one is a 3 bedroom 2 bath, had its water heater replaced in 2023, and offers a homey feel. Building two consists of one 2 bedroom 1 bath, and two studios with roofing replaced this year (2023). Additionally, the bathrooms and kitchens have received upgrades. Each building has its own electric meter and one water meter for the whole property. This property presents the perfect opportunity for redevelopment with Honolulu's Bill 7. **Region:** Metro **Neighborhood:** Moiliili **Condition:** Average **Parking:** 3 Car+ **Total Parking:** 4 **View:** None **Frontage:** Pool: None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market