1241 N School Street Unit A, Honolulu 96817 * \$525,000 * Originally \$599,000

Beds: 2 MLS#: 202319419, FS Year Built: 1925 Bath: 1/0 Status: Cancelled Remodeled: 1960 Living Sq. Ft.: 624 List Date & DOM: 08-16-2023 & 259 Total Parking: 2 Land Sq. Ft.: 1,827 Condition: Fair **Assessed Value** Lanai Sq. Ft.: 0 Frontage: Other Building: **\$29,000** Sq. Ft. Other: 0 Tax/Year: \$209/2023 Land: \$291,300 Total Sq. Ft. 624 Neighborhood: Kapalama Total: \$320,300 Stories / CPR: One / No Maint./Assoc. \$0 / \$0 Flood Zone: Zone X - Tool

Parking: 2 Car, Carport Frontage: Other Zoning: 32 - B-2 Community Business Dis View: Other

Public Remarks: Prime location for MIXED BUSINESS & RESIDENTIAL ZONED property! This 2 bedroom 1 bathroom unit is a hidden gem right in the heart of School Street that is close distance to a litany of businesses, restaurants and low rise apartment buildings. Directly next to Mexico Restaurant and Helena's Hawaiian food, this property would be an excellent location for a small business or a possible tear down for an existing business to utilize for parking expansion. These mixed use properties are rarely available in Kalihi so don't wait, call now! **Sale Conditions:** None **Schools:** <u>Kapalama</u>, <u>Kalakaua</u>, <u>Farrington</u> * <u>Request Showing</u>, <u>Photos</u>, <u>History</u>, <u>Maps</u>, <u>Deed</u>, <u>Watch List</u>, <u>Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
1241 N School Street A	<u>\$525,000</u>	2 & 1/0	624 \$841	1,827 \$287	259

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1241 N School Street A	\$209 \$0 \$0	\$291,300	\$29,000	\$320,300	164%	1925 & 1960

1241 N School Street A - MLS#: 202319419 - Original price was \$599,000 - Prime location for MIXED BUSINESS & RESIDENTIAL ZONED property! This 2 bedroom 1 bathroom unit is a hidden gem right in the heart of School Street that is close distance to a litany of businesses, restaurants and low rise apartment buildings. Directly next to Mexico Restaurant and Helena's Hawaiian food, this property would be an excellent location for a small business or a possible tear down for an existing business to utilize for parking expansion. These mixed use properties are rarely available in Kalihi so don't wait, call now! Region: Metro Neighborhood: Kapalama Condition: Fair Parking: 2 Car, Carport Total Parking: 2 View: Other Frontage: Other Pool: None Zoning: 32 - B-2 Community Business Dis Sale Conditions: None Schools: Kapalama, Kalakaua, Farrington * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market