

2962 E Manoa Road, Honolulu 96822 * \$3,487,000 * Originally \$3,887,000

Beds: 3	MLS#: <u>202322076</u>, FS	Year Built: 1946
Bath: 4/1	Status: Active	Remodeled: 2023
Living Sq. Ft.: 3,428	List Date & DOM: 09-15-2023 & 237	Total Parking: 5
Land Sq. Ft.: 6,977	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 648	Frontage: Stream/Canal	Building: \$215,200
Sq. Ft. Other: 0	Tax/Year: \$1,245/2023	Land: \$989,800
Total Sq. Ft. 4,076	Neighborhood: Manoa Area	Total: \$1,205,000
Maint./Assoc. \$0 / \$0	Flood Zone : Zone AE - <u>Tool</u>	Stories / CPR: Two / No
Parking: 3 Car+, Driveway, Street	Frontage: Stream/Canal	
Zoning : 31 - B-1 Neighborhood Business	View: Garden, Mountain, Other	

Public Remarks: Charming boutique building located on East Manoa Road, rarely available with four units (two commercial, two residential units) servicing all of Manoa Valley and minutes to Midpac, Punahou, University of Hawaii and Kapiolani Hospital. Tenants were vacated to ready building for sale except for Manoa Art Gallery currently occupying Commercial Unit #1 month-to-month, see attached floor plan in photos. Residential units renovated in 2022, all four units are individually metered for electric, building has one water meter and five newly paved/striped parking stalls. Three large private lanais off the back of the units abut to Manoa Stream with a newly landscaped lush tropical garden. Pride of ownership is apparent throughout. A great investment and/or owner/user opportunity! **SELLER FINANCING AVAILABLE! Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2962 E Manoa Road	\$3,487,000	3 & 4/1	3,428 \$1,017	6,977 \$500	237

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2962 E Manoa Road	\$1,245 \$0 \$0	\$989,800	\$215,200	\$1,205,000	289%	1946 & 2023

2962 E Manoa Road - MLS#: [202322076](#) - Original price was \$3,887,000 - Charming boutique building located on East Manoa Road, rarely available with four units (two commercial, two residential units) servicing all of Manoa Valley and minutes to Midpac, Punahou, University of Hawaii and Kapiolani Hospital. Tenants were vacated to ready building for sale except for Manoa Art Gallery currently occupying Commercial Unit #1 month-to-month, see attached floor plan in photos. Residential units renovated in 2022, all four units are individually metered for electric, building has one water meter and five newly paved/stripped parking stalls. Three large private lanais off the back of the units abut to Manoa Stream with a newly landscaped lush tropical garden. Pride of ownership is apparent throughout. A great investment and/or owner/user opportunity! SELLER FINANCING AVAILABLE! **Region:** Metro **Neighborhood:** Manoa Area **Condition:** Excellent **Parking:** 3 Car+, Driveway, Street **Total Parking:** 5 **View:** Garden, Mountain, Other **Frontage:** Stream/Canal **Pool:** None **Zoning:** 31 - B-1 Neighborhood Business **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market