

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

Beds: <b>3</b>	MLS#: <b><u>202322076</u>, FS</b>	Year Built: <b>1946</b>
Bath: <b>4/1</b>	Status: <b>Active</b>	Remodeled: <b>2023</b>
Living Sq. Ft.: <b>3,428</b>	List Date & DOM: <b>09-15-2023 &amp; 238</b>	Total Parking: <b>5</b>
Land Sq. Ft.: <b>6,977</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>648</b>	Frontage: <b>Stream/Canal</b>	Building: <b>\$215,200</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$1,245/2023</b>	Land: <b>\$989,800</b>
Total Sq. Ft. <b>4,076</b>	Neighborhood: <b>Manoa Area</b>	Total: <b>\$1,205,000</b>
Maint./Assoc. <b>\$0 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - <u>Tool</u></b>	Stories / CPR: <b>Two / No</b>
Parking: <b>3 Car+, Driveway, Street</b>	Frontage: <b>Stream/Canal</b>	
<a href="#">Zoning</a> : <b>31 - B-1 Neighborhood Business</b>	View: <b>Garden, Mountain, Other</b>	

**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
<a href="#">2962 E Manoa Road</a>	\$3,487,000	3 & 4/1	3,428   \$1,017	6,977   \$500	238

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2962 E Manoa Road</a>	\$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/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!** **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