

902 Birch Street, Honolulu 96814 * \$1,750,000 * Originally \$2,000,000

Bed(s): 3	MLS#: 202324282, FS	Year Built: 1959
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,222	List Date & DOM: 10-23-2023 & 199	Total Parking: 2
Land Sq. Ft.: 6,920	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$105,800
Sq. Ft. Other: 408	Tax/Year: \$488/2023	Land: \$1,764,600
Total Sq. Ft. 1,630	Neighborhood: Ala Moana	Total: \$1,870,400
Maint./Assoc. \$0 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: One / No
Parking: 2 Car	Frontage:	
Zoning : 12 - A-2 Medium Density Apartme	View: None	

Public Remarks: CALLING ALL DEVELOPERS AND CONTRACTORS! 6920 sf of A2 zoned corner lot located in the Sheridan, Ala Moana, Kapiolani area. NO CARS NECESSARY, utilize BILL 7 and build low income rentals or any other type of suitable building. Walk to Walmart, DonQ, Bank of Hawaii, First Hawaiian Bank, Restaurants and Ala Moana Shopping Center. Please do not bother the tenant and do not enter property without an appt. **Sale Conditions:** None **Schools:** [Kaaalamanu, Washington, Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
902 Birch Street	\$1,750,000	3 & 2/0	1,222 \$1,432	6,920 \$253	199

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
902 Birch Street	\$488 \$0 \$0	\$1,764,600	\$105,800	\$1,870,400	94%	1959 & NA

902 Birch Street - MLS#: **202324282** - Original price was \$2,000,000 - CALLING ALL DEVELOPERS AND CONTRACTORS! 6920 sf of A2 zoned corner lot located in the Sheridan, Ala Moana, Kapiolani area. NO CARS NECESSARY, utilize BILL 7 and build low income rentals or any other type of suitable building. Walk to Walmart, DonQ, Bank of Hawaii, First Hawaiian Bank, Restaurants and Ala Moana Shopping Center. Please do not bother the tenant and do not enter property without an appt. **Region:** Metro **Neighborhood:** Ala Moana **Condition:** Fair **Parking:** 2 Car **Total Parking:** 2 **View:** None **Frontage:** Pool: None **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Washington](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market