

2040 Nuuanu 2040 Nuuanu Avenue Unit 1804, Honolulu 96817 * \$398,000

Beds: 1	MLS#: 202407515, FS	Year Built: 1984
Bath: 1/0	Status: Active	Remodeled:
Living Sq. Ft.: 551	List Date & DOM: 04-16-2024 & 32	Total Parking: 1
Land Sq. Ft.: 26,005	Condition: Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage: Other	Building: \$327,900
Sq. Ft. Other: 0	Tax/Year: \$108/2023	Land: \$42,600
Total Sq. Ft. 551	Neighborhood: Nuuanu-lower	Total: \$370,500
Maint./Assoc. \$980 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: 15-20 / No
Parking: Assigned, Covered - 1, Garage, Guest, Open - 3+, Secured Entry	Frontage: Other	
Zoning : 12 - A-2 Medium Density Apartme	View: City, Mountain, Ocean, Sunris Sunset	

Public Remarks: Only 2 floor below PentHouse unit with gorgeous unobstructed city, ocean, mountain, sunset views. Comes with washer/dryer, window AC in living room & bedroom. It also comes with an extra storage by the hallway, a garaged covered parking stall and American Home Shield coverage till 3/24/2025. Building has sprinkler!!! Amenities include pool, whirlpool, sauna, meeting room, BBQ area, car wash area, 4 open guest parking stalls and in the Maemae school district. "AS IS". Rarely available! Convenient location, Easy access to freeway, Pali Highway. Short drive to Downtown, Chinatown, airport, hospitals, schools, etc... More photos to follow Easy to show with short notice. **Sale Conditions:** None **Schools:** [Maemae, Kawananakoa, Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
2040 Nuuanu Avenue 1804	\$398,000	1 & 1/0	551 \$722	26,005 \$15	32

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2040 Nuuanu Avenue 1804	\$108 \$980 \$0	\$42,600	\$327,900	\$370,500	107%	1984 & NA

2040 Nuuanu Avenue 1804 - MLS#: [202407515](#) - Only 2 floor below PentHouse unit with gorgeous unobstructed city, ocean, mountain, sunset views. Comes with washer/dryer, window AC in living room & bedroom. It also comes with an extra storage by the hallway, a garaged covered parking stall and American Home Shield coverage till 3/24/2025. Building has sprinkler!!! Amenities include pool, whirlpool, sauna, meeting room, BBQ area, car wash area, 4 open guest parking stalls and in the Maemae school district. "AS IS". Rarely available! Convenient location, Easy access to freeway, Pali Highway. Short drive to Downtown, Chinatown, airport, hospitals, schools, etc... More photos to follow Easy to show with short notice. **Region:** Metro **Neighborhood:** Nuuanu-lower **Condition:** Average **Parking:** Assigned, Covered - 1, Garage, Guest, Open - 3+, Secured Entry **Total Parking:** 1 **View:** City, Mountain, Ocean, Sunrise, Sunset **Frontage:** Other **Pool:** **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** [Maemae](#), [Kawananakoa](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market