

CARLTON K.L. CHANG, Realtor

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AVAILABLE FOR SALE

ADDRESS : 1535 Pensacola St. Unit C-1 Hon., HI 96814

ZONING : A-2

LAND AREA: n/a- Village Maluhia Condominium

IMPROVEMENTS : Approximately 480 sq.ft. in the Village Maluhia Condominium Complex. Commercial use grandfathered Under former A-4 zoning. Includes parking stalls 5 & 9.

OCCUPANY: April 1, 2023

PARKING : 2 (stalls 5 & 9)

PROPERTY ASSESSED
VALUATION: 2022

LAND:	\$ 53,500
BUILDING:	\$105,900
TOTAL:	\$159,400

PROPERTY TAXES (2022) \$1,977

LAND TENURE fee simple

TMK: 1st div-2-4-19-10:131

PRICE : \$300,000.00. Firm and to be sold "AS IS"

REMARKS: Former use was a beauty salon for many years.
A/C unit approx. 1 year old. Current Maintenance Fee is \$535.51/month + common area electric(pro-rata share) + Electric which is separately metered.

FOR FURTHER INFORMATION: CONTACT: Carlton K.L. Chang @ ph:808-735-3700
(has ownership interest)

ALL INFORMATION NOT GUARANTEED AND SUBJECT TO ERROR, OMISSION, AND WITHDRAWAL.