

CARLTON K.L. CHANG, Realtor

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AVAILABLE FOR SALE

ADDRESS :	1535 Pensacola St. Unit C-1 Honolulu 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.
OCCUPANCY:	June 25, 2025
PARKING :	2 (stalls 5 & 9)
PROPERTY ASSESSED VALUATION: 2024	
LAND:	\$ 54,500
BUILDING:	\$164,500
TOTAL:	\$219,000
PROPERTY TAXES (2024)	\$2,040
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 \$622.31-\$60.08(elec. credit)=\$562.23/month + common area Prorate 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.	