



# FOR SALE

## FOUR 3 BEDROOM/2 BATH UNITS\*

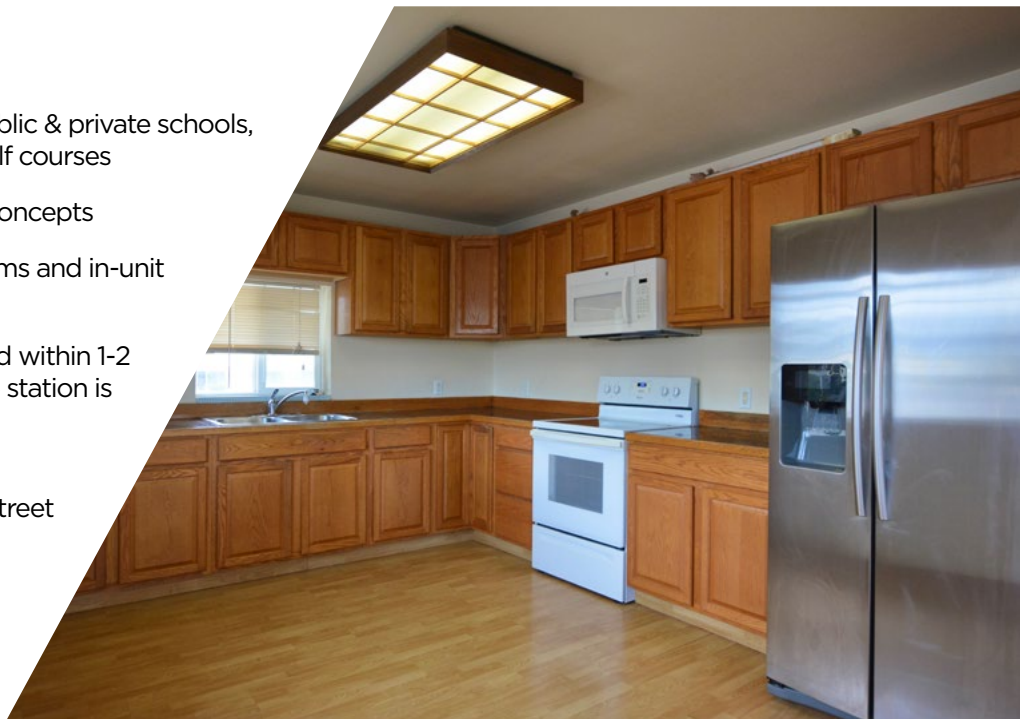
2204 DATE ST & 809 PAANI ST  
HONOLULU, HAWAII 96826

**MASSIVE PRICE REDUCTION:**  
~~\$2,490,000~~

**\$1,999,000**

### Investment Highlights

- Centrally located with close proximity to public & private schools, parks, shopping centers, restaurants and golf courses
- Large floorplates with open kitchen/living concepts
- Each unit is equipped with 2 split A/C systems and in-unit washers/dryers
- Several bus stations are conveniently located within 1-2 block of the property and the Biki bikeshare station is located directly across the street
- Corner location with 2 driveways which can accommodate 8 parking stalls, plus ample street parking
- Easy access to the H-1 Freeway, 1 mile from Waikiki and Ala Moana, and less than 10 minutes from the Central Business District



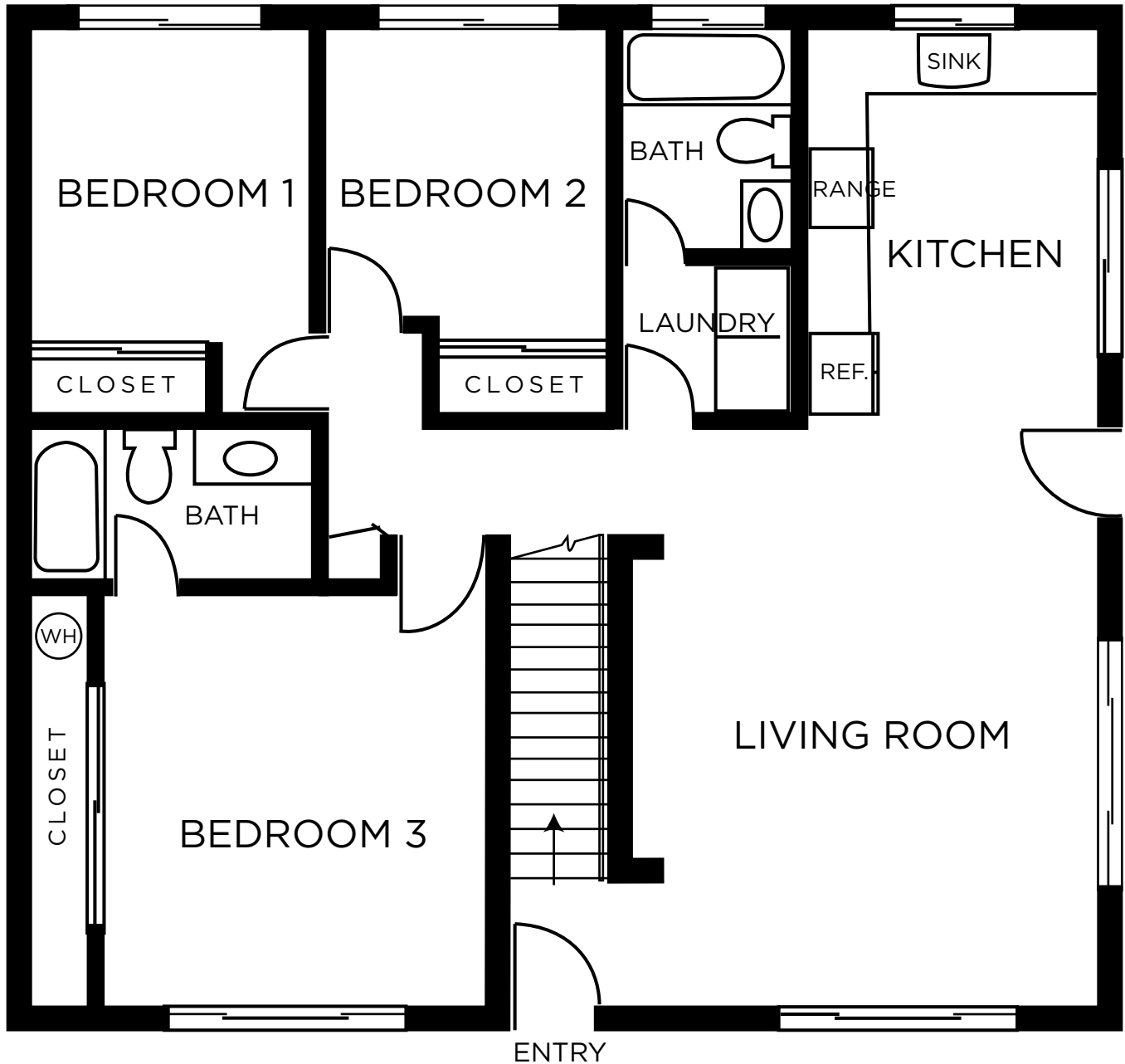
\*Building is properly permitted as a two-story duplex. Owner converted the property into a non-conforming 4 unit apartment complex.



**CUSHMAN &  
WAKEFIELD**

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## Typical Floor Plan



Drawing not to scale

Living Room



Bath/Laundry



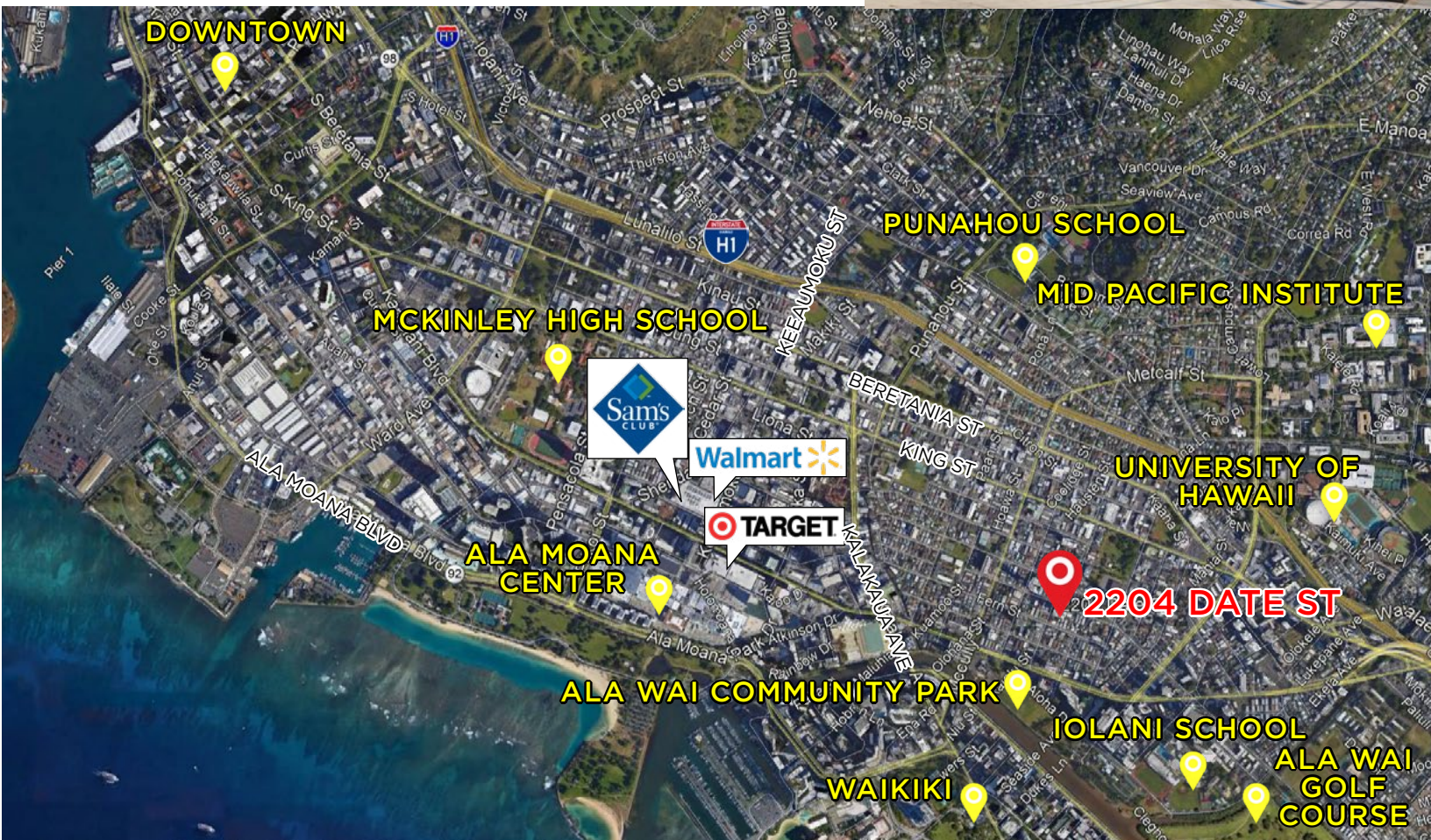


## Property Details

Asking Price:	\$1,999,000
TMK:	(1) 2-7-006: 013
Description:	Modern two-story masonry/wood apartment
Zoning:	A-2 Apartment, Medium Density
Land Area:	5,914 SF
Building Area:	4,964 SF
Tenure:	Fee Simple
Units:	Four 3-bedroom/2 bath units Differs from DPP records and building permit
Parking:	8 Stalls
Utilities:	2 electrical meters 1 water meter
Year Built:	2006
Amenities:	Split A/C systems, in-unit washers/dryers
Flood Zone:	AO - 100 Year Flood, 1-3ft. with sheet flows



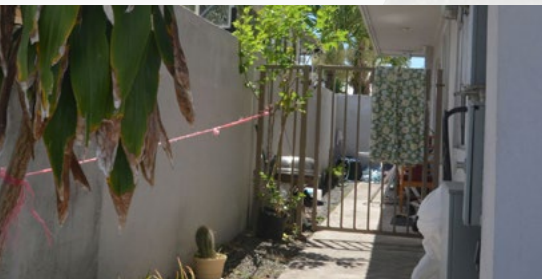
Bedroom



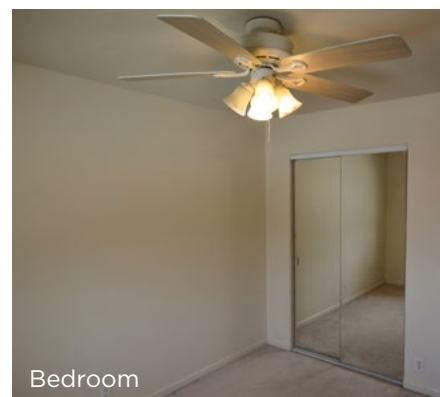


# 2204 DATE ST & 809 PAANI ST

HONOLULU, HAWAII 96826



Kitchen/Living Room



Bedroom

For more information, please contact:

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*Disclaimer: Information gathered from sources deemed reliable. However, Buyer shall conduct its own thorough due diligence and property investigation.*

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