



311 Puuhue Place

Bill 7 Multi-Family Investment For Sale



FIRST COMPLETED BILL 7 APARTMENT BUILDING FOR SALE! 311 Puuhue Place is a 5-story walk-up completed in 2022 under Honolulu's Bill 7 program, consisting of 25 x 1-BR units on 5,110 SF of fee simple A-1 zoned land. The property includes nine parking stalls, bicycle and moped parking, with electricity and water submetering monitored by Ikehu Utility Solutions. Each unit features in-unit washer/dryer, water heater, refrigerator, and stove/oven. Bill 7 exemptions include real property tax and general excise tax through 2032. Please contact Listor for financials and additional details. PLEASE DO NOT DISTURB TENANTS OR WALK ON THE PROPERTY WITHOUT PERMISSION.





Asking Price: \$7,300,000

Tax Map Keys: (1) 1-7-18: parcel 61

Year Built: 2022

Land Tenure: Fee Simple

Land Area: 5,110 square feet

Zoning: A-1 (low-density apartment district)

Flood Zones: X - beyond 500 year flood plain

Parking: 9 stalls

Improvements: (approximate)

- 25 one-bedroom/one-bath units with stack washer/dryer in each unit

Financials: Call Listor for Details

Demographics*:	1 Mile	3 Mile	5 Mile
• Population	50,696	213,814	345,342
• Households	19,538	85,931	136,227
• Avg. Income	\$128,092	\$138,322	\$142,141

*ESRI



EXCLUSIVE LISTING AGENTS:

Kevin Y. Nishikawa, R, CCIM
CEO/Partner
(808)220-9220 cell
kevin@marcushawaii.com
Lic. RB-17304

Alexander C. Yen
Assistant V.P.
(808)392-6475 cell
alexandery@marcushawaii.com
Lic. RS-81293



Information deemed reliable but not guaranteed. *Parties to do their own due diligence to verify any and all information.