

BUILDING BROCHURE

WALL CENTRE FALSE CREEK

108 WEST 1st Ave. · Vancouver, BC V5Y 1A4 · False Creek



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4 FOR SALE
FROM \$528,000

6 SOLD · 12 MO
\$553,000–\$670,000



Unit Mix

1 Bedroom

55 units
415 – 895 sf
from \$525,000

2 Bedroom

16 units
738 – 1,540 sf
from \$870,000

3 Bedroom

1 unit
1,630 – 1,630 sf
from \$1,599,000

For Sale in Wall Centre False Creek & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,298,000	2 / 2	931 sf	\$1,394	1404 138 W 1ST AVENUE
\$895,000	1 / 1	895 sf	\$1,000	112 W 1ST AVENUE
\$628,800	1 / 1	526 sf	\$1,195	301 138 W 1ST AVENUE
\$528,000	1 / 1	438 sf	\$1,205	257 108 W 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$615,000	1 / 1ba	584 sf	\$1,053	2026-08-05
\$670,000	1 / 1ba	626 sf	\$1,070	2026-04-14
\$615,000	1 / 1ba	548 sf	\$1,122	2026-04-06
\$553,000	1 / 1ba	471 sf	\$1,174	2026-03-17

Value & Financing

Price Positioning

\$1199 /sq ft

Active listings here average **\$1199/sf** vs **\$1167/sf** across False Creek.

3% above area average

Mortgage Snapshot

\$2,529 /mo

Entry price (from) **\$528,000**

20% down payment **\$105,600**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2013	LEVELS 16	SUITES 270	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1384	MANAGEMENT First Service Residential

Overview

Wall Centre False Creek East 1 Tower - 108 West 1st Avenue, Vancouver, BC, V5Y 1A4. Strata number EPS1384. Built in 2013, this building has 16 levels and 138 units. Located in a corner between West 1st Avenue and Manitoba Street. The maintenance fee includes a caretaker, garbage pickup, gardening, gas, hotwater, recreational facility and management.

False Creek - with it's many parks, playgrounds, and bike and pedestrian paths with links to South False Creek, Granville Island, English Bay and City Gate. You can rent a kayak or canoe or watch the spectacle of dragon boat races, rollerblade or stroll along the seawall to Coal Harbour. Some of the amenities are: stunning water and mountain views, green spaces and landscaped pathways, designed for LEED Silver, close to The Playhouse Theatre Company, fully equipped fitness centre, lounge and meeting room, underground parking, secure floor access.

Other buildings in complex are Wall Centre False Creek East Rennie Marketing Systems Tower - 138 West 1st AVE, Wall Centre False Creek West 1 Tower - 1708 Columbia AVE, and Wall Centre False Creek West Rennie Marketing Systems Tower - 168 West 1st AVE.

Amenities & Features

- ✓ Elevator
- ✓ Garden
- ✓ In Suite Laundry
- ✓ Exercise Centre
- ✓ Guest Suite
- ✓ Recreation Center

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Heat
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



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