

BUILDING BROCHURE

OSLER PLACE

1099 WEST 71st Ave. · Vancouver, BC V6P 6Y5 · Marpole



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1 FOR SALE
FROM \$548,000

1 SOLD · 12 MO
\$550,000–\$550,000



Unit Mix

2 Bedroom

7 units

689 – 741 sf

from \$455,000

For Sale in Osler Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$548,000	2 / 2	690 sf	\$794	301 1099 W 71ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$550,000	2 / 2ba	711 sf	\$774	2026-07-16
\$619,000	2 / 2ba	689 sf	\$898	2024-04-10
\$600,000	2 / 2ba	711 sf	\$844	2024-02-03
\$612,000	2 / 2ba	722 sf	\$848	2023-06-27

Value & Financing

Price Positioning

\$794 /sq ft

Active listings here average \$794/sf vs \$1044/sf across Marpole.

24% below area average

Mortgage Snapshot

\$2,625 /mo

Entry price (from) \$548,000

20% down payment \$109,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1998	LEVELS 4	SUITES 14	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3050	MANAGEMENT Korecki Real Estate Services Inc.

Overview

Osler Place at 1099 W 71st Avenue, Vancouver, BC V6P 3A6, strata plan LMS3050. Built in 1998 with 14 units over 4 levels. Located in the Marpole area of Vancouver West, at the crossroads of W 71st Avenue and Osler Street. Complex features include elevator, in-suite laundry, and parking. Close to transportation & shopping. Minutes to Richmond & Vancouver Airport. A short walk to South Granville shopping, neighbourhood restaurants, cafes, shops, schools, parks. Easy access via public transit to Downtown, Richmond and UBC. Steps to Cornerstone Community Church, David Lloyd George Elementary, Shoseikan Karate Vancouver, Royal Canadian College, Vancouver Montessori School, and most major banks. Just steps to Hudson's Landing Pub, Eburne Park, Marpole Park, Park Site on Shaughnessy Street, Oak Park, William Mackie Park, EmbroidMe Vancouve. Close to Pharmacy, Canadian Tire, Cactus Clothing Co., Boomer Drugs and Canada Safeway Limited.

Amenities & Features

✓ None

Maintenance Fees Include

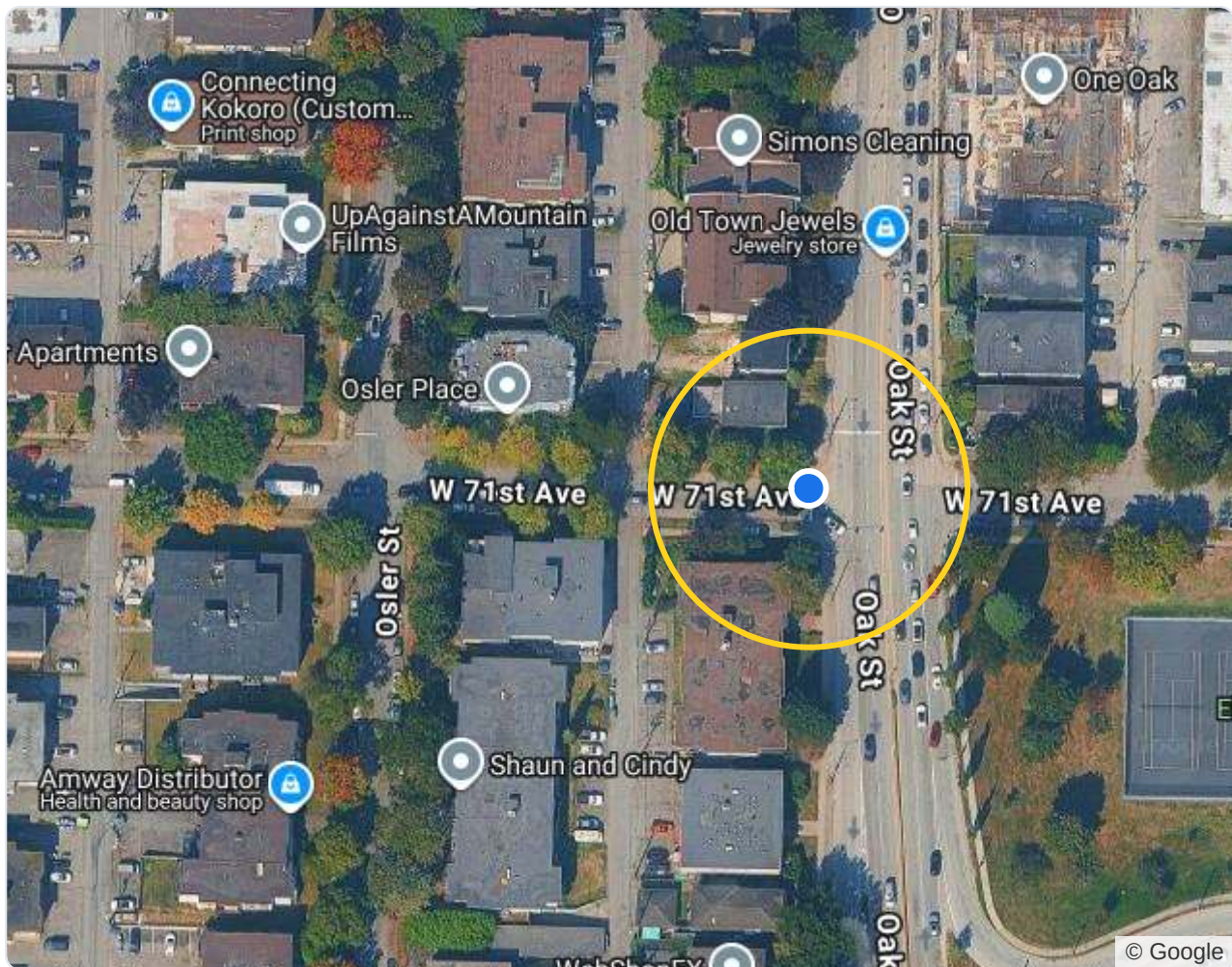
✓ Garbage Pickup

✓ Gas

✓ Gardening

✓ Management

Location



Neighbourhood & Walkability — Marpole

Marpole was renamed after Richard Marpole in 1916. The community joined Vancouver in 1929. Marpole, originally a Musqueam village named čəsnaʔəm, is a mostly residential neighbourhood of 23,832 in 2011, located on the southern edge of the city of Vancouver, British Columbia, immediately northeast of Vancouver International Airport. It is approximately bordered by Granville Street to the west, 64th Avenue to the north, Cambie Street to the east and the Fraser River to the south.

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



Les Twarog

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