

BUILDING BROCHURE

OCEAN VISTA - 110 4TH BUILDING

110 WEST 4th St. · North Vancouver, BC V7M 3H3 · Lower Lonsdale



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1 FOR SALE
FROM \$479,000

5 SOLD · 12 MO
\$510,000–\$527,500



Unit Mix

1 Bedroom

17 units
602 – 644 sf
from \$380,000

2 Bedroom

3 units
721 – 751 sf
from \$570,000

For Sale in Ocean Vista - 110 4th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$479,000	1 / 1	610 sf	\$785	406 110 W 4TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$519,000	1 / 1ba	607 sf	\$855	2026-06-05
\$515,000	1 / 1ba	621 sf	\$829	2026-05-21
\$527,500	1 / 1ba	607 sf	\$869	2026-04-09
\$510,000	1 / 1ba	604 sf	\$844	2026-03-15

Value & Financing

Price Positioning

\$785 /sq ft

Active listings here average **\$785/sf** vs **\$1001/sf** across Lower Lonsdale.

22% below area average

Mortgage Snapshot

\$2,294 /mo

Entry price (from) **\$479,000**

20% down payment **\$95,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1981

LEVELS
15

SUITES
85

CONSTRUCTION
Concrete

EXTERIOR
Concrete

TITLE TO LAND
Freehold Strata

STRATA PLAN
VAS858

MANAGEMENT
Associa

Overview

Ocean Vista - 110 West 4th Street, North Vancouver, BC V7M 3H3, Canada. Strata Plan VAS858. Located on West 4th Street and Lonsdale Avenue in a convenient neighbourhood of Lower Lonsdale. Ocean Vista built in 1980, offers 85 homes that are well maintained and professionally managed by Crosby: 604-683-8900. This is a prime location just minutes away from Domino's Pizza, Paspáros Taverna Greek Food, Salvation Army, Coral Court Szechuan Cuisine, Rusty Gull Neighbourhood Pub, Griffins Boxing & Fitness, Empire Theaters, Boston Pizza Esplanade, Marketplace IGA, Shoppers Drug Mart, Empire Theatres, and Lonsdale Quay Public Market. Transit and major routes are close by and within walking distance. Maintenance Fees at Ocean Vista include garbage pickup, gardening, management, and recreation facility. Features of Ocean Vista include secure underground parking. Other features include an elevator, exercise centre, in-suite laundry, recreation centre, and Tennis Courts. Restrictions of Ocean Vista include no pets and rentals allowed.

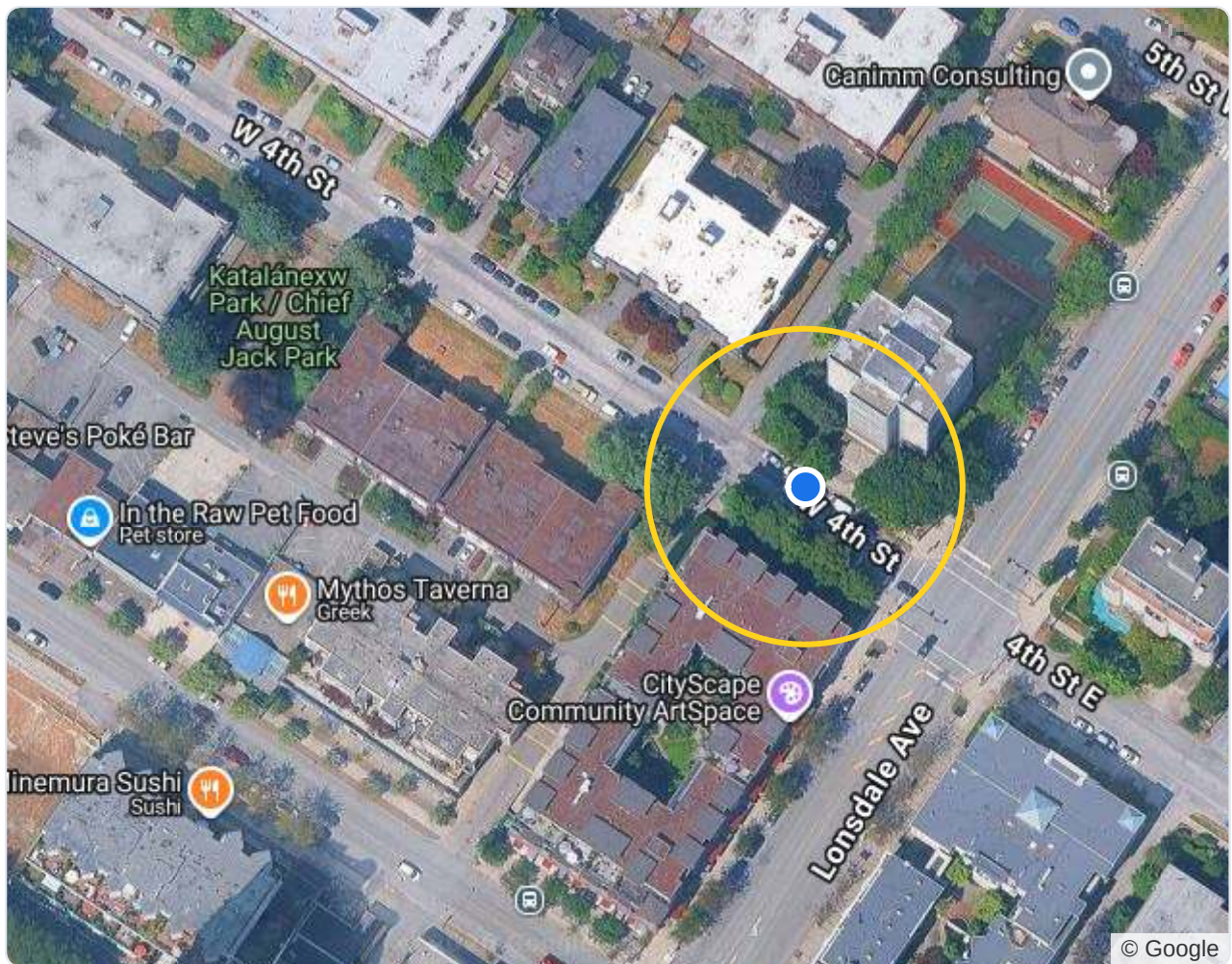
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Tennis Court(s)
- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location



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