

BUILDING BROCHURE

BLOCK 100 – 111 1ST BUILDING

111 EAST 1st Ave. · Vancouver, BC V6A 2W5 · Mount Pleasant VE



Scan to view online





3 FOR SALE
FROM \$538,000

9 SOLD · 12 MO
\$525,000–\$1,450,000



Unit Mix

Studio

1 unit
496 – 496 sf
from \$525,000

1 Bedroom

56 units
464 – 836 sf
from \$538,000

2 Bedroom

23 units
832 – 1,149 sf
from \$879,000

3 Bedroom

3 units
1,195 – 1,277 sf
from \$1,600,000

For Sale in Block 100 - 111 1st Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$949,900	1 / 2	836 sf	\$1,136	141 E 1ST AVENUE
\$879,000	2 / 2	832 sf	\$1,056	1609 111 E 1ST AVENUE
\$538,000	1 / 1	489 sf	\$1,100	302 161 E 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$690,000	1 / 1ba	668 sf	\$1,033	2026-05-03
\$1,055,000	2 / 2ba	934 sf	\$1,130	2026-04-25
\$775,000	1 / 2ba	723 sf	\$1,072	2026-04-02
\$1,450,000	2 / 2ba	1149 sf	\$1,262	2026-02-22

Value & Financing

Price Positioning

\$1098 /sq ft

Mortgage Snapshot

\$2,577 /mo

Active listings here average **\$1098/sf** vs **\$1140/sf** across Mount Pleasant VE.

4% below area average

Entry price (from) **\$538,000**
20% down payment **\$107,600**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 15	SUITES 230	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS3495	DEVELOPER Onni Group Of Companies
MANAGEMENT Self Managed			

Overview

Block 100 - 111 E 1st Ave, Vancouver, BC V6A 2W5, Canada. Strata Plan EPS3495. Crossroads are East 1st Avenue and Quebec Street located in the Mount Pleasant neighborhood in Victoria. This development is 230 units by Onni. Completed 2016. Maintenance fees include, caretaker, hot water and management. Downtown Vancouver is at your fingertips - easily walk to Rogers Arena, the Seawall and the skytrain station or take a water taxi to world famous Granville Island. Nearby Schools are Saint Patrick Regional Secondary, Spirit of Math Schools - Western Canada Headquarters, Vancouver Young Actors School, Charles Dickens Elementary School and The Westside School. Supermarkets and Grocery Stores nearby are Safety Supermarket, Dodi Market, IGA, T&T Supermarket, Whole Foods Market. Nearby parks include Creekside Park, Thornton Park and Hinge Park. Other Strata building is 161 East 1st Avenue.

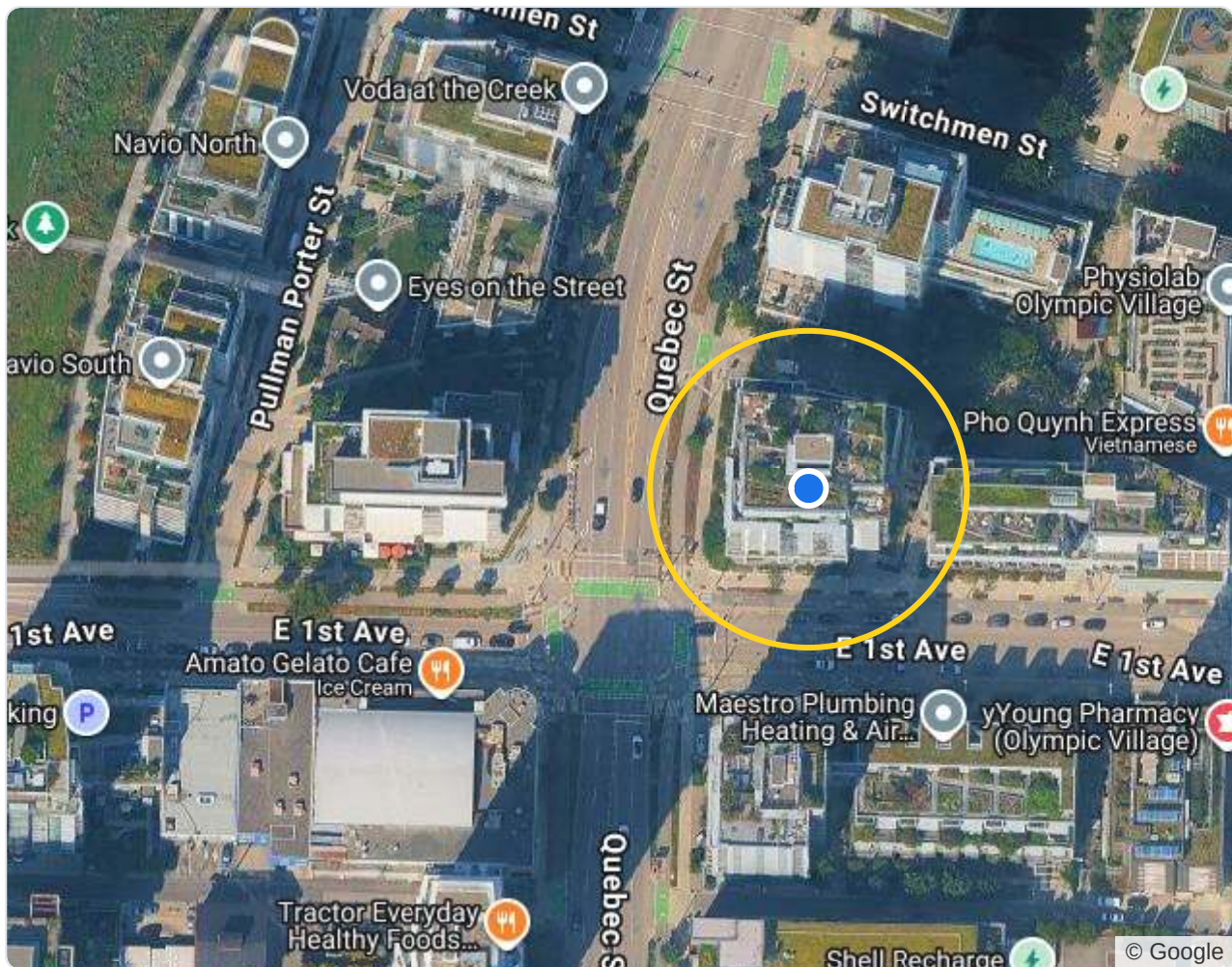
Amenities & Features

- ✓ Elevator
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
scan or call