

BUILDING BROCHURE

FRANCISCO VILLAGE - 12500 MCNEELY BUILDING

12500 Mcneely Dr. · Richmond, BC V6V 2S4 · East Cambie



Scan to view online



2 FOR SALE
FROM \$918,000

5 SOLD · 12 MO
\$950,000-\$1,018,000



Unit Mix

3 Bedroom

17 units
1,365 – 1,659 sf
from \$798,000

4 Bedroom

15 units
1,510 – 1,778 sf
from \$931,000

For Sale in Francisco Village - 12500 Mcneely Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$968,000	4 / 4	1620 sf	\$598	38 12500 MCNEELY DRIVE
\$918,000	3 / 3	1463 sf	\$627	57 12500 MCNEELY DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$955,000	4 / 3ba	1665 sf	\$574	2026-06-12
\$950,000	4 / 3ba	1678 sf	\$566	2026-06-01
\$1,018,000	4 / 3ba	1596 sf	\$638	2026-02-05
\$955,000	3 / 3ba	1659 sf	\$576	2026-01-21

Value & Financing

Price Positioning

\$613 /sq ft

Active listings here average **\$613/sf** vs **\$731/sf** across East Cambie.

16% below area average

Mortgage Snapshot

\$4,397 /mo

Entry price (from) **\$918,000**

20% down payment **\$183,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 2	SUITES 163	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS938	DEVELOPER Polygon
MANAGEMENT Kyle Properties Ltd.			

Overview

Francisco Village - 12500 Mcneely Drive, Richmond, BC V6V 2S4 strata plan LMS938. Built in 1994 by Polygon Homes, 2 levels with 100 Townhomes. 163 homes in strata. Francisco Village is a gated complex with outdoor pool and recreation centre. This complex consists of 100 townhouse units at 12500 Mcneely Dr. and 63 townhouse units at 12411 Jack Bell Dr. It features hot tub, 9'

ceilings»⌘, gated entrance, double side-by-side garage⌘, plenty of storage and easy parking⌘. Complex is located walking distance to McNeely Elementary, Cambie Secondary School, recreation centre, King George park, Shopper's Drug Mart, coffee shops, recreation, Auto Mall, Cambie Community Centre, medical services, elementary and high schools, churches and more⌘! Commuters have easy access to the Oak Street bridge and Knight Street bridge.⌘⌘⌘⌘⌘⌘

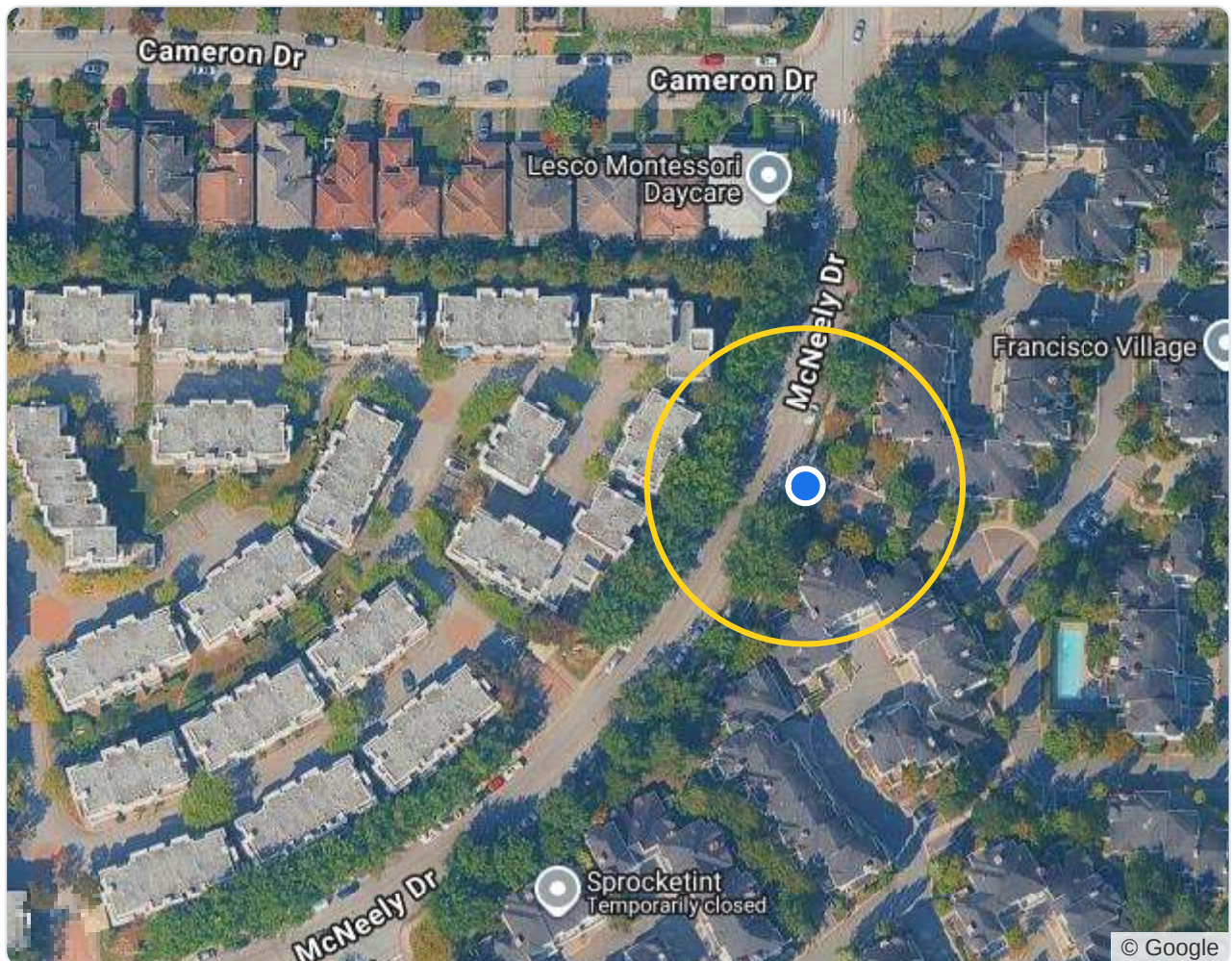
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Recreation Facility

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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