

BUILDING BROCHURE

MALIBU - 12920 JACK BELL BUILDING

12920 Jack Bell Dr. · Richmond, BC V6V 2V9 · East Cambie



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2 FOR SALE
FROM \$799,000

2 SOLD · 12 MO
\$915,000-\$983,000



Unit Mix

2 Bedroom

1 unit
1,331 – 1,331 sf
from \$735,000

3 Bedroom

13 units
1,220 – 1,537 sf
from \$639,900

4 Bedroom

4 units
1,487 – 1,567 sf
from \$983,000

For Sale in Malibu - 12920 Jack Bell Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$848,000	3 / 3	1329 sf	\$638	7 12900 JACK BELL DRIVE
\$799,000	3 / 3	1266 sf	\$631	26 12900 JACK BELL DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$915,000	3 / 3ba	1312 sf	\$697	2026-02-22
\$983,000	4 / 3ba	1487 sf	\$661	2026-02-01
\$1,000,000	4 / 3ba	1567 sf	\$638	2025-07-22
\$880,000	3 / 3ba	1420 sf	\$620	2025-06-28

Value & Financing

Price Positioning

\$635 /sq ft

Active listings here average **\$635/sf** vs **\$757/sf** across East Cambie.

16% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 3	SUITES 88	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1492	DEVELOPER Polygon

Overview

Malibu - 12920 Jack Bell Drive, Richmond, BC V6V 2V9, strata plan LMS1492. Built in 1994 by Polygon, this 3 level townhome complex features 88 townhouse units with 42 units at 12900 and 46 units at 12920 Jack Bell. 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. This is trully one of the best maintained complexes with very sound track

record»¿. Malibu features a lounge, in-suite laundry, exercise facilities, hot tub, large closets, 9' ceilings, fenced yard, double side-by-side garage and playground. Easy access to Vancouver and highways.

Crossroads are Jack Bell Drive and Jacombs Road.ı»¿

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Amenities & Features

✓ None

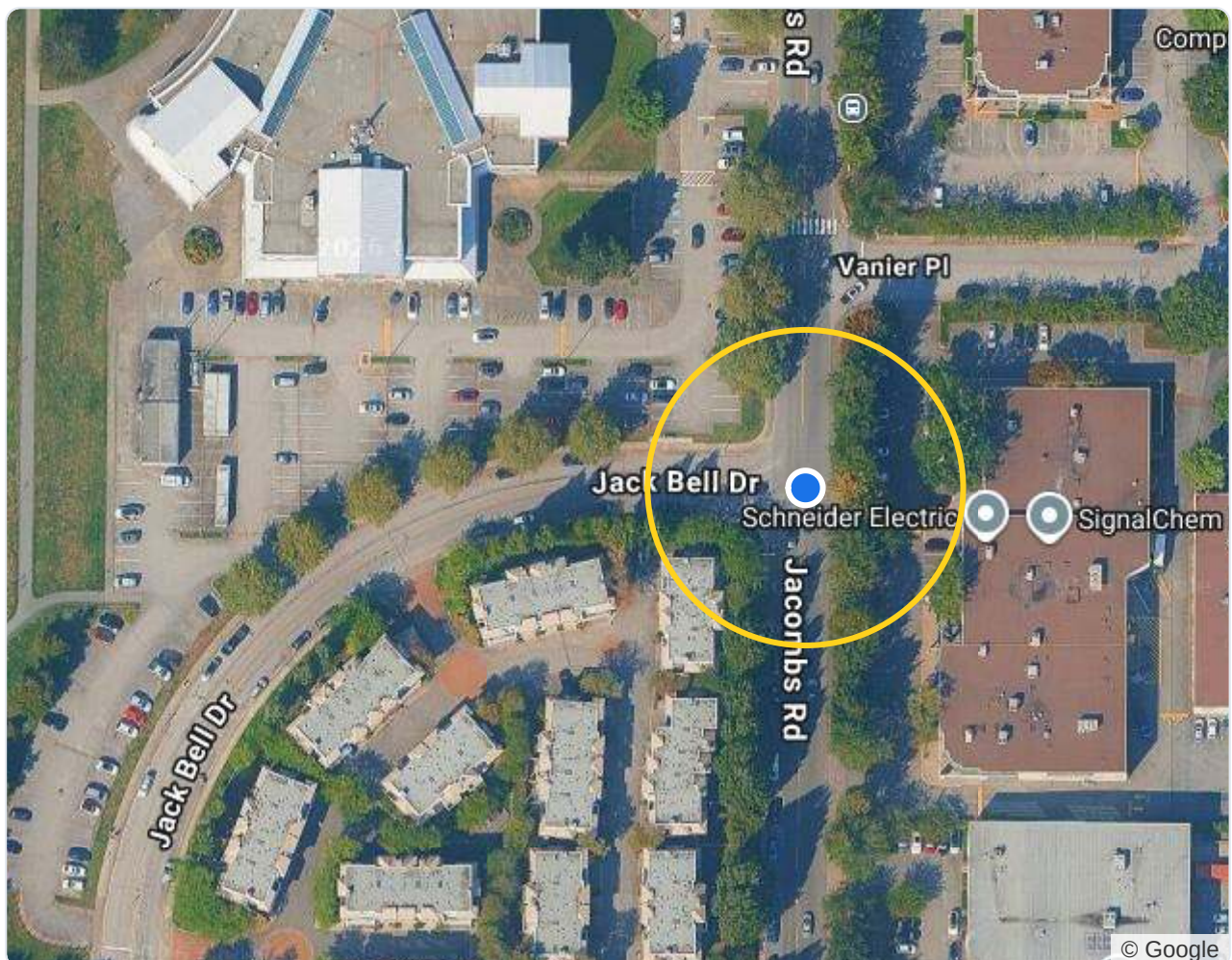
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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