

BUILDING BROCHURE

GRANVILLE ISLAND VILLAGE - 1345 4TH BUILDING

1345 WEST 4th Ave. · Vancouver, BC V6H 3Y8 · False Creek



Scan to view online



4 FOR SALE
FROM \$619,900

8 SOLD · 12 MO
\$665,000-\$840,000


12-MO SOLD TREND
25

Unit Mix

1 Bedroom 12 units 727 – 881 sf from \$600,000	2 Bedroom 17 units 772 – 1,118 sf from \$638,000	3 Bedroom 2 units 996 – 998 sf from \$895,100
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For Sale in Granville Island Village - 1345 4th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,000	3 / 2	996 sf	\$1,003	306 1345 W 4TH AVENUE
\$679,000	1 / 1	727 sf	\$934	103 1365 W 4TH AVENUE
\$649,000	1 / 1	874 sf	\$743	21 1345 W 4TH AVENUE
\$619,900	1 / 1	874 sf	\$709	3 1355 W 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$840,000	2 / 1ba	809 sf	\$1,038	2026-02-23
\$810,000	2 / 2ba	962 sf	\$842	2026-02-17
\$675,000	1 / 1ba	743 sf	\$908	2026-01-28
\$680,000	1 / 1ba	829 sf	\$820	2026-01-22

Value & Financing

Price Positioning \$847 /sq ft Active listings here average \$847/sf vs \$1151/sf across False Creek. 26% below area average	Mortgage Snapshot \$2,969 /mo <table> <tr> <td>Entry price (from)</td><td>\$619,900</td></tr> <tr> <td>20% down payment</td><td>\$123,980</td></tr> <tr> <td>Rate / amortization</td><td>5.24% · 25 yr</td></tr> </table> <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>	Entry price (from)	\$619,900	20% down payment	\$123,980	Rate / amortization	5.24% · 25 yr
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YEAR BUILT 1985	LEVELS 3	SUITES 146	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1521	MANAGEMENT Dwell Property Management

Overview

Granville Island Village - 1345 West 4th Avenue, Vancouver, BC V6H 3Y8 - VAS1521. Located in the False Creek area of Vancouver West, near the crossroads of West 4th Avenue and West 6th Avenue. Granville Island Village is a low-rise complex, with address at 1345, 1355 and 1365 West 4th Avenue. It was built in 1985 and consists of 130 units spread over 4 levels. Complex features include a bike room, in-suite laundry, storage and parking. Located in an extremely convenient and central area just a 5 minute walk to Granville Island, Waterfront Theatre, Emily Carr University of Art and Design, and Arts Umbrella. Steps to Granville Loop Park, Sutcliffe Park, Seaside Bike Route and only 4 blocks from West Broadway where you can enjoy the convenience of coffee shops, restaurants, shops, banks, grocery stores, medical & dental clinics and plenty of entertainment. Easy access to downtown Vancouver via the Granville Street bridge. Visit any of Vancouvers great attractions in just minutes Telus World of Science, Edgewater Casino, Stanley Park, English Bay, Robson Street, Rogers Arena, Vancouver Art Gallery and much more.

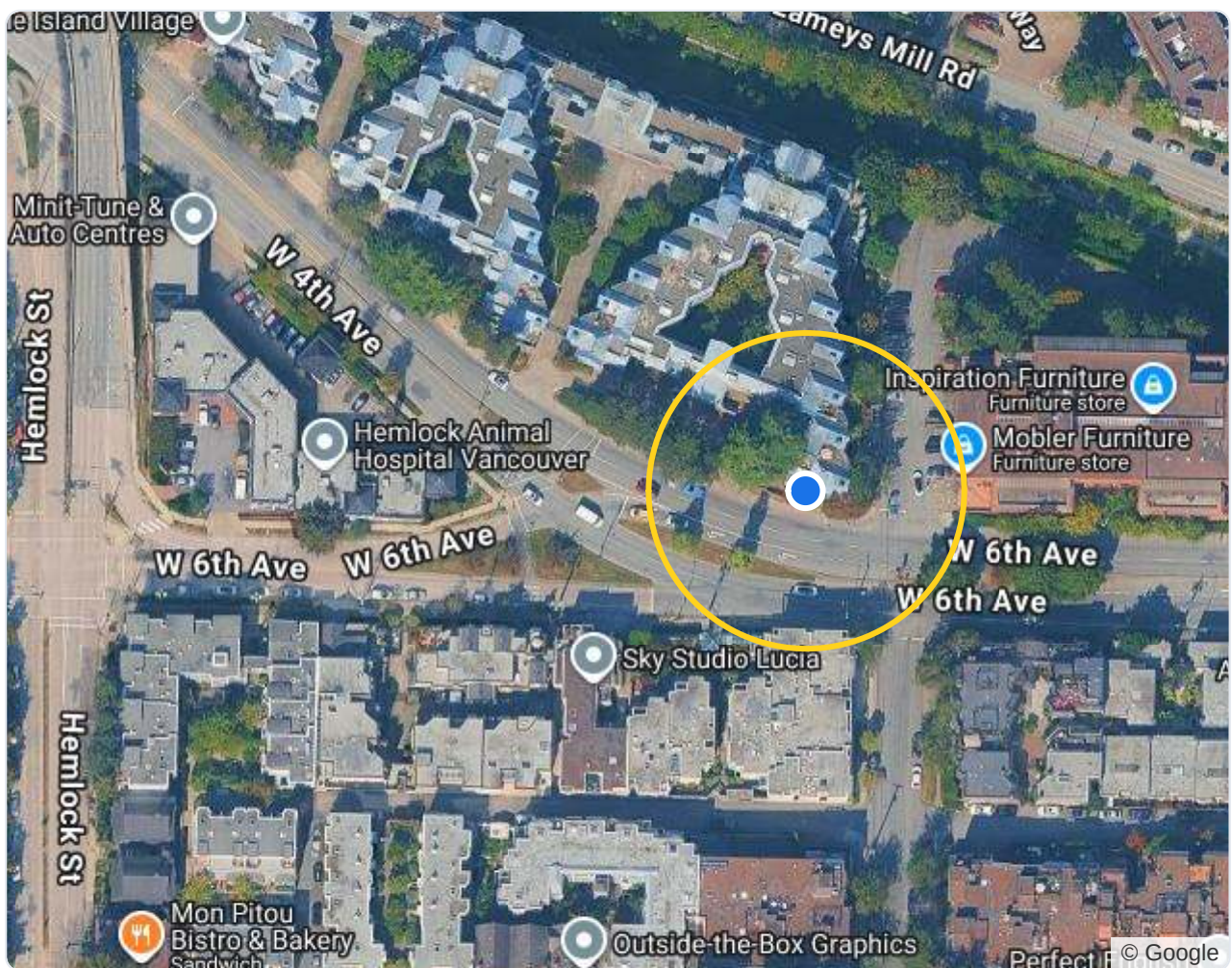
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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



Les Twarog

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