

BUILDING BROCHURE

THE NOTTINGHAM - 1385 7TH BUILDING

1385 WEST 7th Ave. · Vancouver, BC V6H 1B8 · Fairview



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1 FOR SALE
FROM \$669,800

12-MO SOLD TREND
28.1

Unit Mix

1 Bedroom

4 units
663 – 683 sf
from \$649,850

2 Bedroom

5 units
835 – 1,043 sf
from \$820,000

For Sale in The Nottingham - 1385 7th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$669,800	1 / 1	683 sf	\$981	1 1386 W 6TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$832,500	2 / 2ba	977 sf	\$852	2025-04-24
\$1,141,000	2 / 2ba	1043 sf	\$1,094	2024-12-10
\$710,000	1 / 1ba	680 sf	\$1,044	2023-07-01
\$875,000	2 / 1ba	885 sf	\$989	2023-06-14

Value & Financing

Price Positioning

\$981 /sq ft

Active listings here average **\$981/sf** vs **\$1152/sf** across Fairview.

15% below area average

Mortgage Snapshot

\$3,208 /mo

Entry price (from) **\$669,800**

20% down payment **\$133,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	SUITES 48	CONSTRUCTION Frame - Wood	EXTERIOR Mixed
TITLE TO LAND Freehold Strata	STRATA PLAN LMS1068	MANAGEMENT Associa	

Overview

The Nottingham at 1385 West 7th Avenue, Vancouver, BC V6H 1B8 - LMS1068. Located in the Fairview area of Vancouver West, at the crossroads of West 6th Avenue and Hemlock Street.

Multiple addresses: 1386-1388 West 6th Avenue, and 1383-1385 West 7th Avenue. The Nottingham is a low-rise complex, with 48 units over 4 levels, and was built in 1993. Complex features include a bike room, elevator access, in-suite laundry, storage and underground parking. Excellent location, walking distance to Granville Island, South Granville shops and boutiques, public transit and just across the bridge from downtown Vancouver. Easy access to many attractions, including Stanley Park, English Bay, Sea Wall, Telus World of Science, Rogers Arena, Edgewater Casino, and the Vancouver Art Gallery. Minutes from everyday conveniences: major banks, parks, grocery stores, public transit, and medical and dental clinics.

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

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



Les Twarog

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