

BUILDING BROCHURE

ALEXANDRA PLACE

1440 EAST Broadway Other · Vancouver, BC V5N 1V6 · Grandview VE



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2 FOR SALE
FROM \$375,000

1 SOLD · 12 MO
\$520,000–\$520,000


12-MO SOLD TREND
8.3

Unit Mix

1 Bedroom

15 units
469 – 727 sf
from \$375,000

2 Bedroom

2 units
696 – 696 sf
from \$540,000

For Sale in Alexandra Place & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$449,800	1 / 1	657 sf	\$685	115 1440 E BROADWAY STREET
\$375,000	1 / 1	493 sf	\$761	211 1440 E BROADWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$520,000	1 / 1ba	727 sf	\$715	2026-05-14
\$395,000	1 / 1ba	493 sf	\$801	2024-09-19
\$520,000	1 / 1ba	687 sf	\$757	2024-03-11
\$490,000	1 / 1ba	667 sf	\$735	2024-02-12

Value & Financing

Price Positioning

\$723 /sq ft

Active listings here average **\$723/sf** vs **\$1013/sf** across Grandview VE.

29% below area average

Mortgage Snapshot

\$1,796 /mo

Entry price (from) **\$375,000**

20% down payment **\$75,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 3	SUITES 57	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS533	MANAGEMENT National Pacific Property Management Services Ltd.

Overview

Alexandra Place â€” 1440 East Broadway, Vancouver, BC V5N 1V8, VAS533 â€” Situated in an attractive residential neighbourhood between McLean and Woodland Drive in Vancouverâ€™s vibrant East area. This is an excellent location with exceptional access to transit, only a couple of blocks from Skytrain (Expo and Millennium Lines) and bus routes. Not only is it minutes away from the trendy Commercial Drive area with its unique restaurants, shops and other amenities but it is also close to parks, Vancouver Community College and Trout Lake with its community center, new Olympic skating rink and Farmer's market. Alexandra Place is a three storey building with 57 units built in 1980. It has been completely retrofitted with new building envelope, new plumbing, new roof, rainscreen technology and modernized hallway. Secured parking, storage and shared laundry are provided for its residents. Live in this well maintained building today!

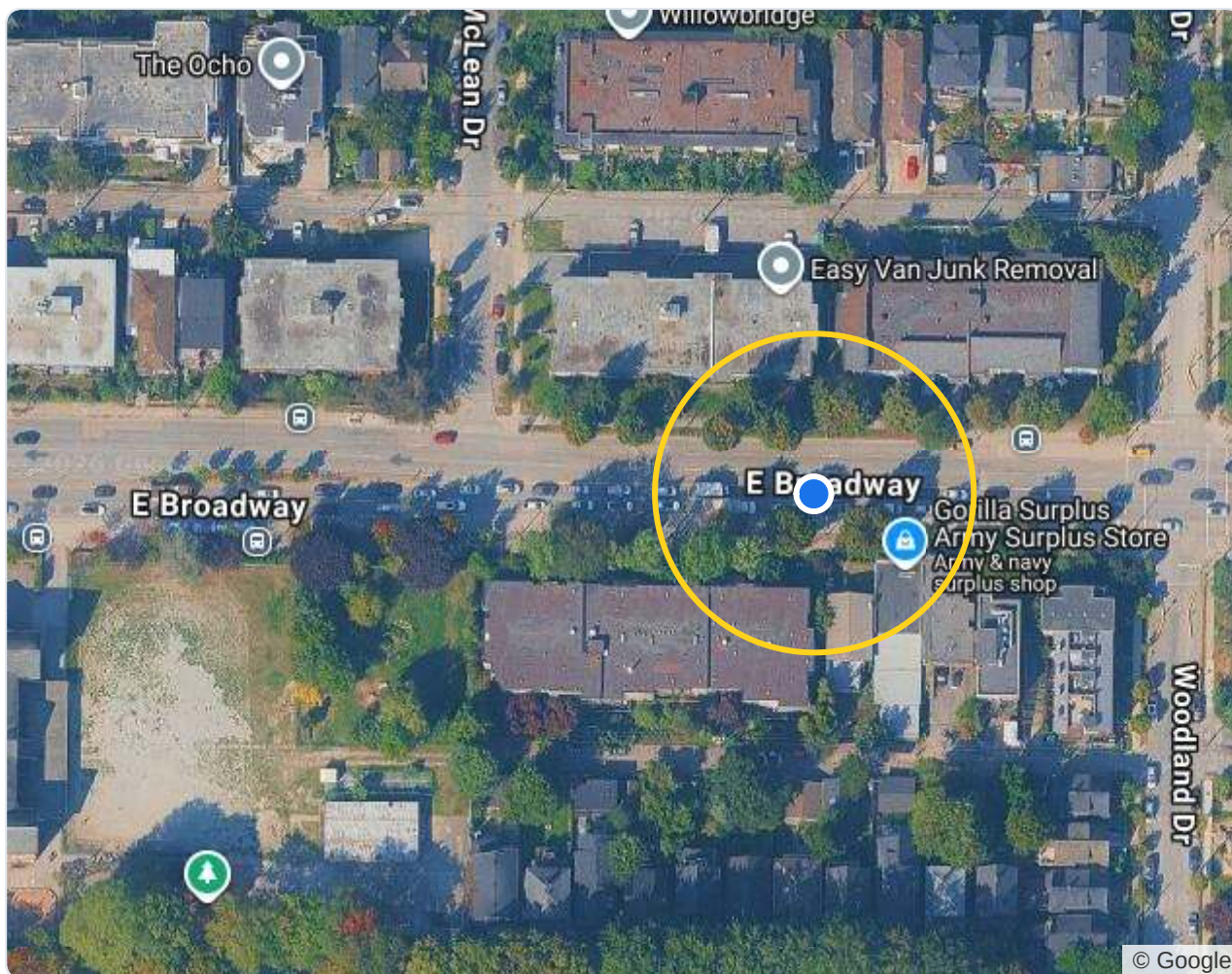
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location



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