

BUILDING BROCHURE

SOUTH GRANVILLE PLACE

1476 WEST 10th Ave. · Vancouver, BC V6H 1J9 · Fairview



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1 FOR SALE
FROM \$690,000

1 SOLD · 12 MO
\$700,000-\$700,000



Unit Mix

1 Bedroom

2 units

624 – 628 sf

from \$545,000

2 Bedroom

5 units

732 – 897 sf

from \$615,000

For Sale in South Granville Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$690,000	2 / 1	775 sf	\$890	202 1476 W 10TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$700,000	2 / 1ba	801 sf	\$874	2026-03-31
\$699,800	2 / 1ba	752 sf	\$931	2025-07-25
\$868,000	2 / 1ba	897 sf	\$968	2023-10-25
\$545,000	1 / 1ba	624 sf	\$873	2021-03-29

Value & Financing

Price Positioning

\$890 /sq ft

Active listings here average **\$890/sf** vs **\$1165/sf** across Fairview.

24% below area average

Mortgage Snapshot

\$3,305 /mo

Entry price (from) **\$690,000**

20% down payment **\$138,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	LEVELS 4	SUITES 30	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN VAS783	MANAGEMENT Dwell Property Management

Overview

South Granville Place at 1476 West 10th Avenue, Vancouver, BC V6H 1J9 - VAS783. Located in Fairview area of Vancouver West, near the crossroads of West 10th Avenue and Granville Street. South Granville Place is a low-rise building that offers 30 units over 4 levels and was built in 1980. Building features include garden, in-suite laundry, storage, and parking.

Just steps to all of the shops & transportation on Granville. Close to Vancouver General Hospital, Granville Island and Public Library. Steps away from Starbucks, Blenz, Chapters and close to many trendy boutiques and restaurants. Easy access to transit, bus route and downtown.

Walking distance to Vancouver Premier College Of Hotel Management, BC Public School Employers' Association, WheelSmart Driving School, Canadian Tourism College, Century High School, Lord Tennyson Elementary, Emily Carr University of Art + Design and False Creek Elementary School.

Close to Granville Loop Park, Granville Park, Choklit Park, Sutcliffe Park and Shaughnessy Park.

Also near Triton Films Inc, Circle Productions, Fifth Avenue Cinemas and Festival Cinemas.

Great location, gorgeous condo!

Amenities & Features

✓ Storage

Maintenance Fees Include

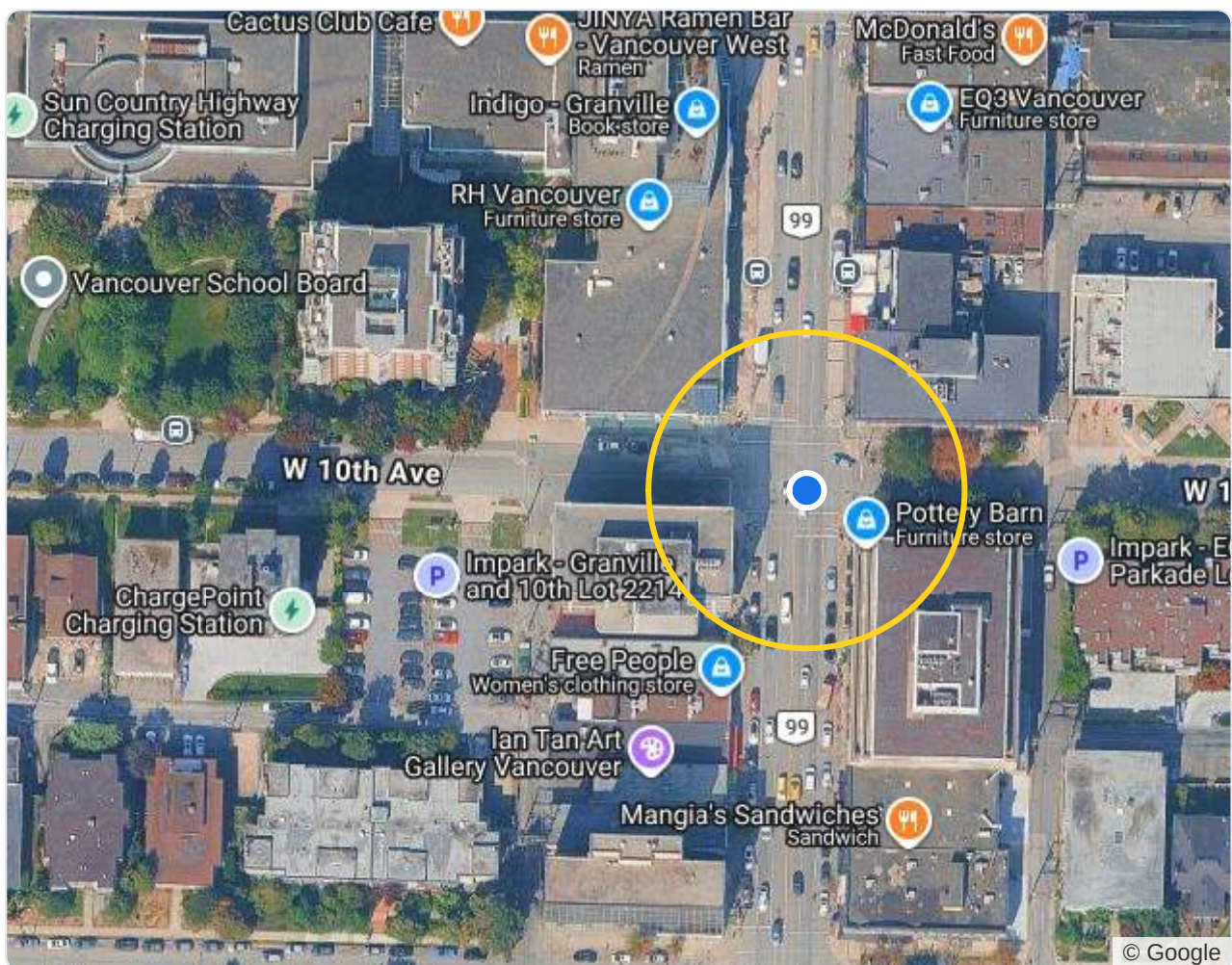
✓ Caretaker

✓ Gardening

✓ Garbage Pickup

✓ 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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