

BUILDING BROCHURE

GRYPHON COURT

1562 WEST 5th Ave. · Vancouver, BC V6J 5H9 · False Creek



Scan to view online



3 FOR SALE
FROM \$438,000

12-MO SOLD TREND
7.9

Unit Mix

1 Bedroom 3 units 658 – 755 sf from \$530,000	2 Bedroom 3 units 763 – 838 sf from \$690,000
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For Sale in Gryphon Court & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,999	2 / 1	838 sf	\$955	404 1562 W 5TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$572,000	1 / 1ba	662 sf	\$864	2025-06-11
\$748,800	2 / 1ba	835 sf	\$897	2024-04-15
\$662,000	1 / 1ba	755 sf	\$877	2023-03-03
\$690,000	2 / 1ba	763 sf	\$904	2022-02-07

Value & Financing

Price Positioning \$955 /sq ft Active listings here average \$955/sf vs \$1158/sf across False Creek. 18% below area average	Mortgage Snapshot \$2,098 /mo Entry price (from) \$438,000 20% down payment \$87,600 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1995	LEVELS 4	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1979	MANAGEMENT Confidential

Overview

Gryphon Court at 1562 West 5th Avenue, Vancouver, BC V6J 5H4 - LMS1979. Located in the False Creek area of Vancouver West, near the intersection of West 5th Avenue and Fir Street.

Gryphon Court is a low-rise building that offers 22 units over 4 levels and was built in 1995. Some of the features offered by this building include a bike room, fireplaces, parking, in-suite laundry, elevator access and a garden area.

Gryphon Court is in a prime location just around the corner from Granville Street and West Broadway. A short walk to coffee shops, restaurants, shopping and entertainment. Just a few blocks from Granville Island, West 4th Avenue, and quick access to downtown Vancouver via the Granville Street bridge. Also a short walk to Granville Loop Park, Sutcliffe Park and the Seaside Bike Route. Nearby schools include Century High School, Lord Tennyson Elementary, Canadian Tourism College, and Emily Carr University of Art & Design. Easy access to public transit, 5 minute drive to the Vancouver General Hospital, and a 15 minute drive to the University of British Columbia.

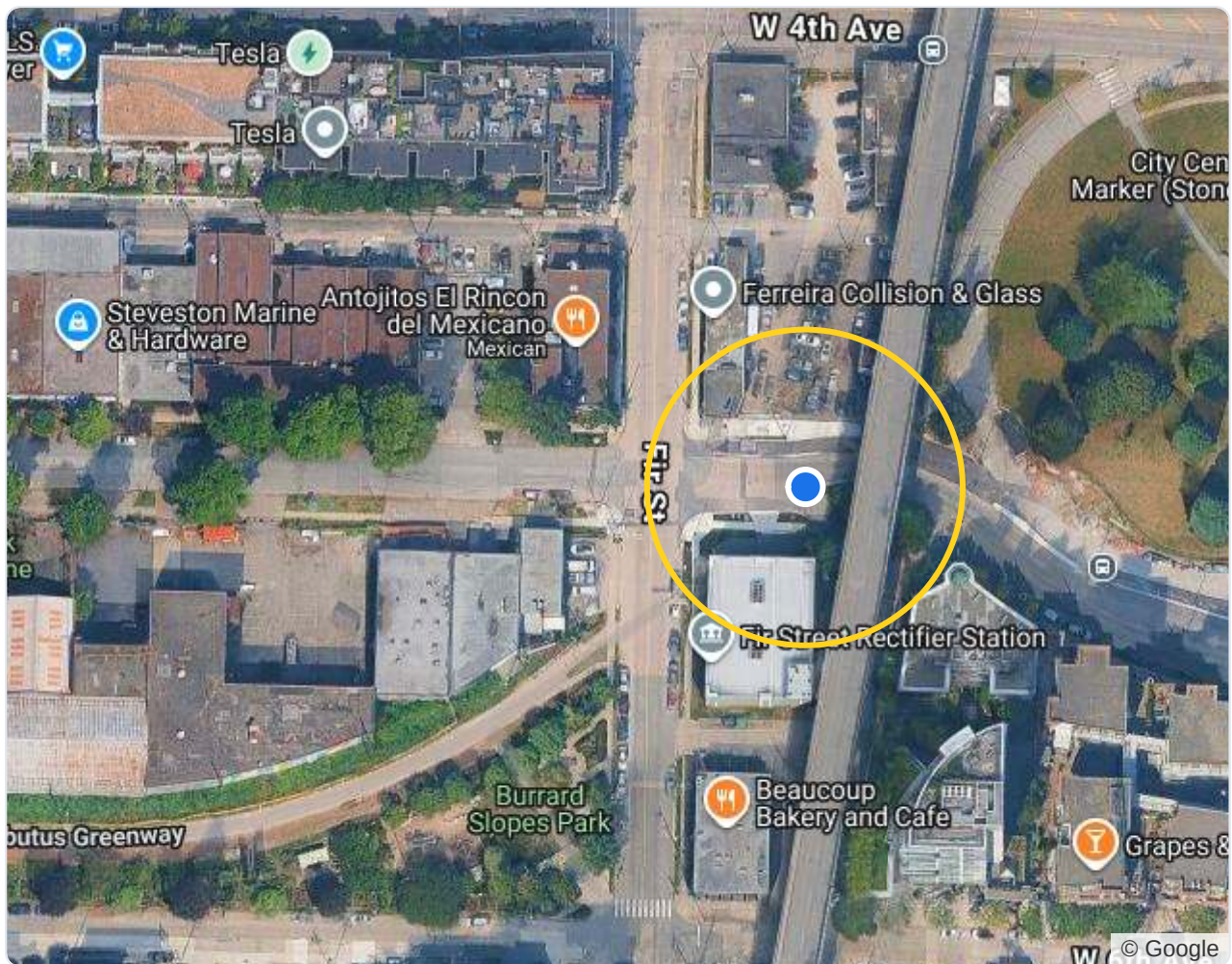
Amenities & Features

- | | |
|-------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Garden | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ 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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