

BUILDING BROCHURE

VIRTU - 1640 7TH BUILDING

1640 7th Ave. · Vancouver, BC V6J 1S5 · Fairview



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1 FOR SALE
FROM \$1,098,800

4 SOLD · 12 MO
\$595,000-\$1,310,000


12-MO SOLD TREND
51.9

Unit Mix

1 Bedroom 14 units 521 – 714 sf from \$555,000	2 Bedroom 7 units 1,011 – 1,173 sf from \$1,028,000	3 Bedroom 2 units 1,257 – 1,271 sf from \$1,338,000
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For Sale in Virtu - 1640 7th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,098,800	2 / 2	1011 sf	\$1,087	1648 W 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,310,000	2 / 2ba	1173 sf	\$1,117	2026-04-12
\$595,000	1 / 1ba	527 sf	\$1,129	2026-03-27
\$705,000	1 / 1ba	626 sf	\$1,126	2026-03-11
\$805,000	1 / 1ba	709 sf	\$1,135	2025-10-04

Value & Financing

Price Positioning \$1087 /sq ft Active listings here average \$1087/sf vs \$1163/sf across Fairview. 7% below area average	Mortgage Snapshot \$5,262 /mo Entry price (from) \$1,098,800 20% down payment \$219,760 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 2006	LEVELS 11	SUITES 63	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1732	MANAGEMENT Strataco Management Ltd.

Overview

Virtu at 1640 7th Avenue West, Vancouver, BC V6J 1S5 - BCS1732. Located in Fairview area of Vancouver West, near the crossroads of West 7th Avenue and Fir Street. Virtu is a high-rise building that offers 66 units over 11 levels and was built in 2006. Some of the features offered by this building include bike room, elevator, exercise centre, in-suite laundry, storage and parking.

Virtu is situated in the heart of the city. Close to buses, walk to downtown, 2 short blocks to 4th, Broadway, Burrard or Granville Street. Walking distance to Broadway all the boutique shops and restaurants in one of the most fashionable neighbourhoods.

Wonderfully located between Kitsilano, Granville Island and South Granville galleries, eateries, and gourmet shops.

Walk the bridge to downtown, a block to public transportation on short block to the trendiest lunch bistro "Salade des Fruits". Roll out of bed and visit Paul's Omlettery or Starbucks on Granville.

Plenty of entertainment and great nightlife are just steps waiting from this magnificent location.

Walking distance to Canadian Tourism College, Century High School, St John's International School, Lord Tennyson Elementary and Emily Carr University of Art.

Just minutes away from Granville Loop Park, Sutcliffe Park, Seaforth Peace Park, Delamont Park and Granville Park.

Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Recreation Center | ✓ Storage |

Maintenance Fees Include

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

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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