

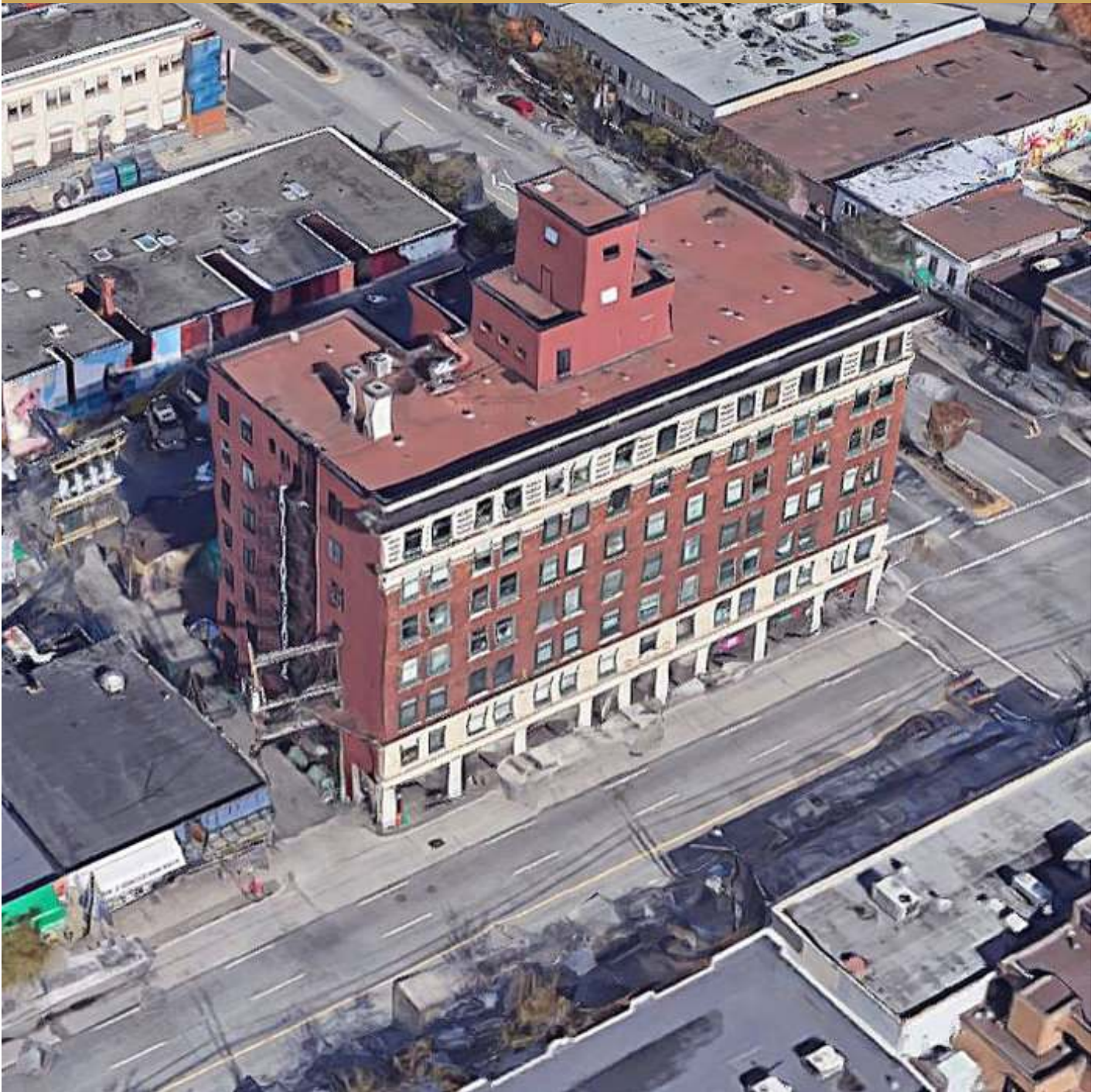
BUILDING BROCHURE

LEE BUILDING

175 EAST Broadway Other · Vancouver, BC V5T 1W1 · Mount Pleasant VE



Scan to view online



1 FOR SALE
FROM \$4,998,000

4 SOLD · 12 MO
\$373,000–\$412,000



Unit Mix

Studio 1 unit 485 – 485 sf from \$310,000	1 Bedroom 7 units 546 – 608 sf from \$350,000	2 Bedroom 1 unit 721 – 721 sf from \$466,638	4 Bedroom 1 unit 3,062 – 3,062 sf from \$1,325,000	5 Bedroom 2 units 6,508 – 6,688 sf from \$4,998,000
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For Sale in Lee Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$4,998,000	5 / 5	6508 sf	\$768	33 E 6TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$389,000	1 / 1ba	546 sf	\$712	2026-06-10
\$412,000	1 / 1ba	608 sf	\$678	2026-06-03
\$400,000	1 / 1ba	546 sf	\$733	2025-12-22
\$373,000	1 / 1ba	546 sf	\$683	2025-09-08

Value & Financing

Price Positioning

\$768 /sq ft

Active listings here average **\$768/sf** vs **\$1122/sf** across Mount Pleasant VE.

32% below area average

Mortgage Snapshot

\$23,937 /mo

Entry price (from) **\$4,998,000**

20% down payment **\$999,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
1912

LEVELS
7

CONSTRUCTION
Concrete

EXTERIOR
Brick

Overview

Lee Building - 175 East Broadway, Vancouver, BC V5T 1W2 - Located on East Broadway and Main Street in Mount Pleasant area of Vancouver East - ever changing and appreciating community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Lee Building is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Lee Building include Science World, Vancouver General Hospital, Edgewater Casino, Rogers Arena, Jonathon Rogers and Major Matthews Parks. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including North Vancouver, Richmond and New Westminster. Lee Building is close to Saint Patrick Regional Secondary and Saint Patrick Elementary Schools, Wee Care Day Care Centre, Vancouver Public Library, Chinese Cultural Centre, Mount Pleasant Community Centre and Main Skytrain. Some excellent restaurants in the area include Chutney Villa South Indian Cuisine, Budgies Burritos, The Wallflower, Kam's Bakery, Tim Hortons and Kafka's Coffee and Tea. Recreation amenities of the area are represented by Curves, Ugi Fitness, Yoga On 7th, Cocoon Family Fitness and many others. Lee Building is a heritage seven level building built by businessman Herbert Lee in 1911. The building was completely renovated in 80s. The Lee Building contains many wonderful features such as one of the original elevators which today is unused as it has been for many years, blocked off but visible from the main hall. Gorgeous copper walls, ceiling and an antique chandelier adorn the elevator. The hallway marble floors and walls are beautiful and the structure of steel pillars encased in concrete is very sound and earthquake-proof. The stairs are made of marble also and the view from the rooftop is amazing. The view down the staircase from the top is quite beautiful. Apartments and businesses occupy the building. There is a large wall photo up the stairs from the main hallway of the building. This photo was taken about 1916. The south sidewalk corridor was created in or after 1952 as a sidewalk needed to be established when Broadway was widened. Complex New York style apartments featuring vintage radiators, overheight ceilings and lots of in-suite storage. Maintenance fees include electricity, garbage pick-up, gas, heat, hot water, management and taxes. Convenient location, onsite amenities - move to Lee Building today!

Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Electricity
- ✓ Gas
- ✓ Hot Water
- ✓ Taxes
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management

Location



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