

BUILDING BROCHURE

# DERBY DOWNS - 17740 58A BUILDING

17740 58A Ave. · Surrey, BC V3S 8M5 · Cloverdale BC





**1** FOR SALE  
FROM \$424,900

**9** SOLD · 12 MO  
\$470,000–\$571,500



## Unit Mix

### 1 Bedroom

6 units  
797 – 979 sf  
**from \$347,600**

### 2 Bedroom

30 units  
963 – 1,293 sf  
**from \$380,000**

## For Sale in Derby Downs - 17740 58a Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS      |
|------------------|--------------|--------|-------|---------------------|
| <b>\$424,900</b> | 1 / 1        | 823 sf | \$516 | 109 17727 58 AVENUE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$470,000</b> | 2 / 2ba | 994 sf  | \$473 | 2026-06-03 |
| <b>\$510,000</b> | 2 / 2ba | 1227 sf | \$416 | 2026-05-10 |
| <b>\$495,000</b> | 2 / 2ba | 1046 sf | \$473 | 2026-04-27 |
| <b>\$515,000</b> | 2 / 2ba | 1217 sf | \$423 | 2026-03-13 |

## Value & Financing

### Price Positioning

**\$516** /sq ft

Active listings here average **\$516/sf** vs **\$601/sf** across Cloverdale BC.

**14% below area average**

### Mortgage Snapshot

**\$2,035** /mo

Entry price (from) **\$424,900**

20% down payment **\$84,980**

Rate / amortization **5.24% · 25 yr**

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1993</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>71</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Vinyl</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS1273</b> | MANAGEMENT<br><b>Self Managed</b>   |

## Overview

Derby Downs - 17740 58A Ave, Surrey, BC V3S 4H6, LMS1273. Located on 58A Avenue and 177b Street in a convenient neighbourhood of Cloverdale. Derby Downs built in 1993, offers 71 homes that are well maintained and professionally managed by Baywest: 604-591-6060. Maintenance fees at Derby Downs includes caretaker, electrify, garbage pickup, gardening, gas, and hot water. Features of Derby Downs include secure underground parking. Other features include a club house, elevator, exercise centre, garden, guest suite, and in-suite laundry. Restrictions of Derby Downs include two pets and rentals with restrictions. This is a prime location just minutes away from Cloverdale Station Neighbourhood Pub Clover Lanes, Clova Lanes, Scotiabank, Golphis Steak and Lobster, Clover Care Medical Clinic, and Shoppers Drug Mart. Transit and major routes are close by and within walking distance.

## Amenities & Features

- ✓ Exercise Centre
- ✓ Guest Suite
- ✓ Wheelchair Access
- ✓ Garden
- ✓ In Suite Laundry

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

## Location



**Les Twarog**

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