

BUILDING BROCHURE

PROXIMITY

1788 Ontario St. · Vancouver, BC V5T 0G3 · Mount Pleasant VE



Scan to view online



4 FOR SALE
FROM \$785,000

3 SOLD · 12 MO
\$540,000–\$899,000



Unit Mix

1 Bedroom

12 units
508 – 664 sf
from \$540,000

2 Bedroom

20 units
790 – 2,039 sf
from \$849,000

3 Bedroom

1 unit
1,898 – 1,898 sf
from \$2,400,000

For Sale in Proximity & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,950,000	2 / 2	2039 sf	\$1,447	1202 1788 ONTARIO STREET
\$939,000	2 / 2	959 sf	\$979	201 1788 ONTARIO STREET
\$799,000	1 / 1	664 sf	\$1,203	1762 ONTARIO STREET
\$785,000	1 / 1	664 sf	\$1,182	1762 ONTARIO STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$899,000	2 / 2ba	826 sf	\$1,088	2026-06-11
\$888,000	2 / 2ba	791 sf	\$1,123	2026-02-23
\$540,000	1 / 1ba	508 sf	\$1,063	2025-12-19
\$890,000	2 / 2ba	809 sf	\$1,100	2025-09-01

Value & Financing

Price Positioning

\$1203 /sq ft

Active listings here average **\$1203/sf** vs **\$1146/sf** across Mount Pleasant VE.

5% above area average

Mortgage Snapshot

\$3,760 /mo

Entry price (from) **\$785,000**

20% down payment **\$157,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2016	LEVELS 14	SUITES 68	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold	STRATA PLAN EPS2426	DEVELOPER Bastion Development Corporation
ARCHITECT Ibi/hb Architects			

Overview

Proximity at 1788 Ontario Street, Vancouver, BC, V5T 0G3, strata plan EPS2426. The Proximity high-rise tower stands as a visible reminder of the Vancouvers industrial history. The concrete towerl rises adjacent to the heritage site of Opsal Steel, one of citys landmark buildings, which offers retail and amenity space in the new Opsal block. Just moments from Vancouvers Olympic Village site and its abundance of community amenities, this tower marks a new development within a very historic neighbourhood. Sustainably designed to include green rooftops and solar panels. Proximity has 68 condos and towers 14-storeys above the heritage Opsal Steel building.

Crossroads are Ontario Street and East 2nd Avenue.

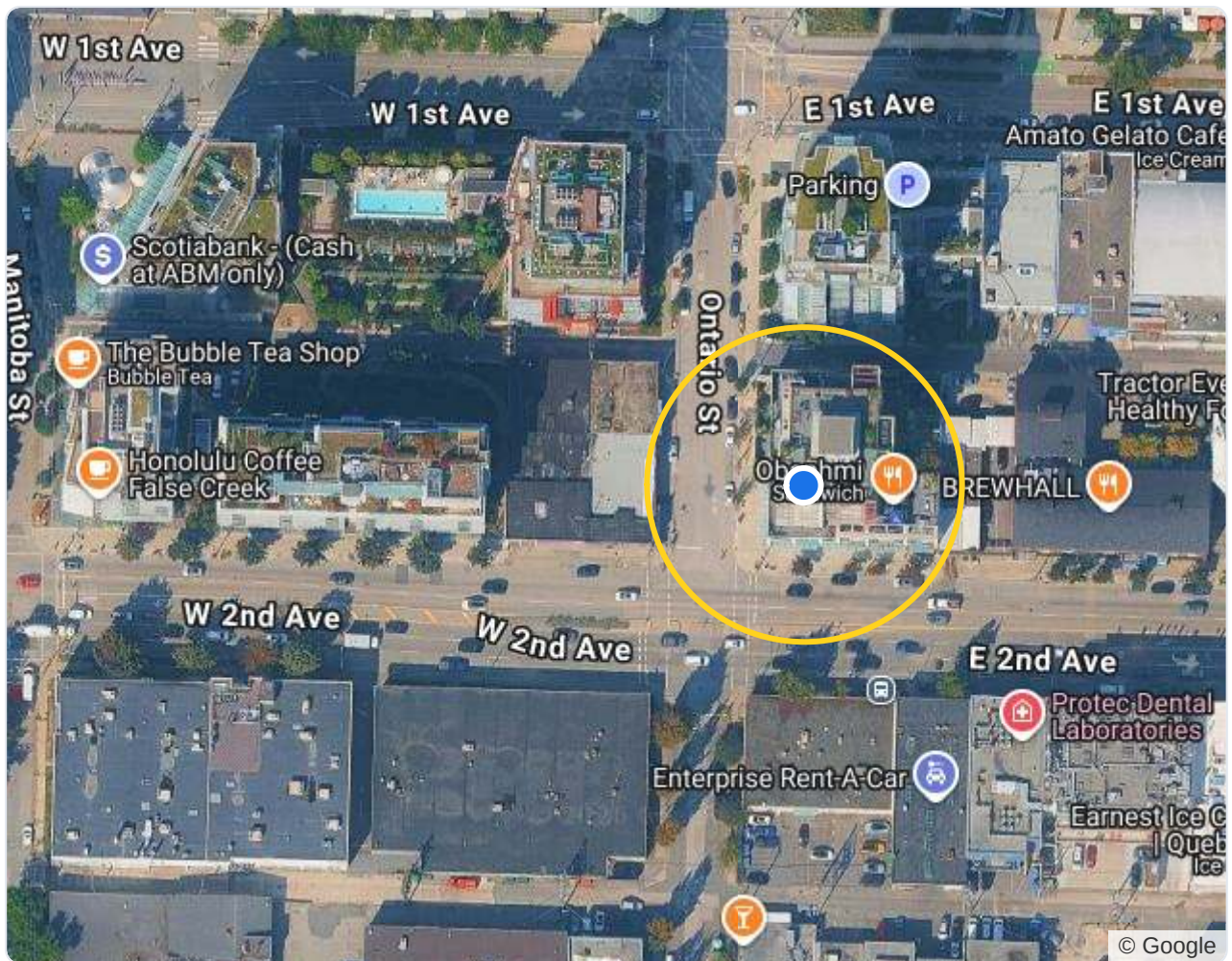
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Independent Living
- ✓ Elevator
- ✓ Garden
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Hot Water
- ✓ Sewer
- ✓ Garbage Pickup
- ✓ Management

Location



Les Twarog

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