

BUILDING BROCHURE

EL CID

1850 Comox St. · Vancouver, BC V6G 1R3 · West End



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4 FOR SALE
FROM \$309,000

8 SOLD · 12 MO
\$205,000–\$450,000



Unit Mix

1 Bedroom

49 units
531 – 651 sf
from \$205,000

2 Bedroom

2 units
1,059 – 1,097 sf
from \$655,000

For Sale in El Cid & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,000	1 / 1	612 sf	\$717	1903 1850 COMOX STREET
\$320,000	1 / 1	550 sf	\$582	1401 1850 COMOX STREET
\$309,000	1 / 1	574 sf	\$538	904 1850 COMOX STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$205,000	1 / 1ba	600 sf	\$342	2026-05-07
\$340,000	1 / 1ba	608 sf	\$559	2026-04-27
\$450,000	1 / 1ba	609 sf	\$739	2026-03-20
\$295,000	1 / 1ba	604 sf	\$488	2026-03-07

Value & Financing

Price Positioning

\$612 /sq ft

Active listings here average \$612/sf vs \$1232/sf across West End.

50% below area average

Mortgage Snapshot

\$1,480 /mo

Entry price (from) \$309,000
20% down payment \$61,800
Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1968	LEVELS 26	SUITES 208	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Leasehold Prepaid- nonstrata	STRATA PLAN VAP12143	MANAGEMENT Sheridan Investments Ltd

Overview

The El Cid at 1850 Comox Street, Vancouver, BC V6G 1R3, Canada, VAP12143. A 27-levels, 208 unit condominium was built in 1968. El Cid sits in the heart of English Bay with the Magnificent Stanley Park at your door step and half a block to Denman Street. The building has had \$6M of extensive renovation to the exterior and lobby. Maintenance Fees include property taxes, hot water and heating. Amenities include, heated indoor pool lobby level, 360 degree views of Vancouver from 27th floor showplace indoor/outdoor lounge rooftop lounge + bike room and laundry basement level. Building has 3 elevators, gorgeous grounds, 196 suites (176 park stalls) and has had \$6M of extensive renos to the exterior and lobby. Bike room & laundry rm in basement. Prepaid lease to 2073 Amenities Closed due to Covid-19, 35% down needed to purchase. Not all units have parking & building laundry is on P1.

El Cid is close to downtown. Near by scholls include Lord Roberts Elementary School, King George Secondary School, Lord Roberts Annex Elementary School, Royal Oak college to mention a few. Near by banks include RBC Denman & Barclay Branch, BMO Bank of Montreal , TD Bank Financial Group. Parks near by are Morton Park, English Bay Beach Park and Arbutus Village Park. Crossroads are Comox Street and Gilford Street.

Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Sauna/steam Room
- ✓ Storage
- ✓ Elevator
- ✓ Pool; Indoor
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Water
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Taxes

Location



Neighbourhood & Walkability — West End

The West End is located in the most densely populated, intensively active portion of the Lower Mainland. It shares the peninsula with the Downtown, Central Business District and Stanley Park. Until the turn of the century, the West End was only sparsely settled, due to its distance from the old Granville Townsite (Gastown). The West End is home to a mixed population, old and young, of Canadians, immigrants and international transient residents. Close to 45,000 people of all a...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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