

BUILDING BROCHURE

GREENWICH - 1868 5TH BUILDING

1868 WEST 5th Ave. · Vancouver, BC V6J 1P3 · Kitsilano



Scan to view online



1 FOR SALE
FROM \$899,000

3 SOLD · 12 MO
\$850,000-\$1,290,000


12-MO SOLD TREND
2.4

Unit Mix

Studio 1 unit 488 – 488 sf from \$588,000	1 Bedroom 16 units 624 – 858 sf from \$740,000	2 Bedroom 10 units 740 – 981 sf from \$850,000
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For Sale in Greenwich - 1868 5th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	1 / 2	858 sf	\$1,048	203 1858 W 5TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$850,000	1 / 1ba	740 sf	\$1,149	2026-05-21
\$950,000	1 / 1ba	825 sf	\$1,152	2026-01-22
\$1,290,000	2 / 2ba	981 sf	\$1,315	2025-10-20
\$845,000	1 / 1ba	632 sf	\$1,337	2025-05-19

Value & Financing

Price Positioning \$1048 /sq ft Active listings here average \$1048/sf vs \$1170/sf across Kitsilano. 10% below area average	Mortgage Snapshot \$4,306 /mo Entry price (from) \$899,000 20% down payment \$179,800 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 2000	LEVELS 4	SUITES 90	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4180	MANAGEMENT Alliance Real Estate Group Inc

Overview

Greenwich at 1868 West 5th Avenue, Vancouver, BC V6J 1P5- LMS4180. Built in 2000 with 90 units over 4 Levels. Located in Kitsilano area of Vancouver West, near the crossroads of West 5th Avenue and Cypress Street. Building features include elevator, garden area, in-suite laundry, storage, gas fireplace and parking.

Close to stop bus area. Simply stunning!. Hub of the Finest Restaurants, Beaches, Shopping in Vancouver. Great city & mountain views. Walking distance from all the fun and amenities of Kitsilano, Granville Island and Granville Rise.

Just a short distance walking to educational facilities, including WheelSmart Driving School, St John's International School, Canadian Tourism College, Century High School, Henry Hudson Elementary, St. Augustine's, Lord Tennyson Elementary, Madrona School and St. John's School.

Few minutes to Delamont Park, Seaforth Peace Park, Granville Loop Park, Sutcliffe Park and Vanier Park.

Nearby restaurants and grocery stores, such as Trattoria Italian Kitchen, The Noodle Box - Restaurant, Pizza Hut, Romer's Burger Bar, Pepitas Restaurant, Indian Fusion Restaurant, Win's Chinese Restaurant, Maenam Thai Restaurant, Bistrot Bistro, Margaritas Mexican Restaurant, Thai House Restaurant, Sophie's Cosmic Cafe, Simpatico Greek Restaurant, Maple Market, Summer In Greece Donair, Greens Organic and Natural Market, Island Way Market, Whole Foods Market, Safeway Supermarket and Seven Seas Fish Market.

An easy walk to Granville Island, 5th Avenue Cinema and west 4th / Broadway shops.

A place where Bohemian sensibilities, avant-garde designer boutiques and hipster culture coexist in jumbled harmony. Where jazz clubs and matini bars sit cheek-by-jowl with health food restaurants and aromatherapy shop. Take the Greenwich mix and add two vast sunbaked beaches populated by windsurfers, volleyball buffs, sailing clubs and sun -worshippers. Thats Kitsilano. On West Fifth and Cypress, seven blocks from Kits Beach. Imagine a home here, next door to Fifth Avenue Cinemas, on a street where you can smell the espresso and tapas from Kitsbest bistros. Thats Greenwich on Fifth.

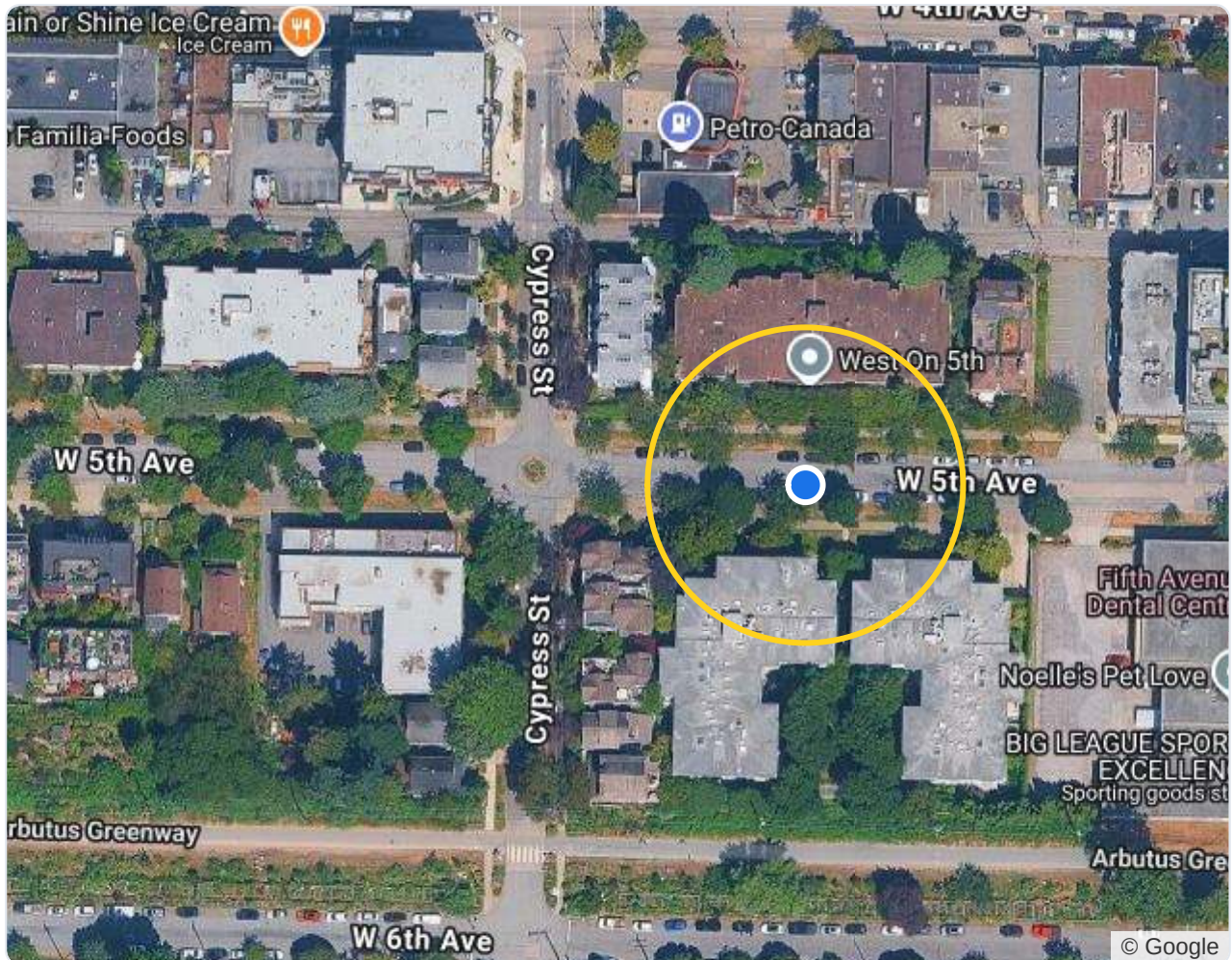
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

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



Les Twarog

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