

BUILDING BROCHURE

THE SEA BREEZE

2025 WEST 2nd Ave. · Vancouver, BC V6J 1J6 · Kitsilano



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1 FOR SALE
FROM \$548,000

12-MO SOLD TREND
-2.3

Unit Mix

1 Bedroom

15 units
515 – 694 sf
from \$495,000

2 Bedroom

1 unit
989 – 989 sf
from \$910,000

For Sale in The Sea Breeze & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$548,000	1 / 1	589 sf	\$930	206 2025 W 2ND AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$556,000	1 / 1ba	567 sf	\$981	2024-11-29
\$562,500	1 / 1ba	623 sf	\$903	2024-10-07
\$650,000	1 / 1ba	690 sf	\$942	2023-06-12
\$621,000	1 / 1ba	656 sf	\$947	2023-04-16

Value & Financing

Price Positioning

\$930 /sq ft

Active listings here average **\$930/sf** vs **\$1194/sf** across Kitsilano.

22% below area average

Mortgage Snapshot

\$2,625 /mo

Entry price (from)	\$548,000
20% down payment	\$109,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1972	LEVELS 4	SUITES 61	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS61	MANAGEMENT Dwell Property Management

Overview

Seabreeze - 2025 West 2nd Avenue, Vancouver, BC V6J 1J6, Canada. Strata plan VAS61.

Seabreeze was built in 1970, has 4 levels and 64 units. Located in a corner between West 2nd Avenue and Maple Street. Nearby parks include Seaforth Peace Park, Delamont Park and Hadden Park. Nearby schools include Imagine 1 Day International Organization, Henry Hudson Elementary and Henry Hudson Elementary, Cypress Street, Vancouver, BC, Canada. The closest grocery stores are Central Gourmet, Maple Market and Safeway. Nearby coffee shops include Gypsy Rose Crepe Cafe, Cafe Gypsy Rose and YYoga Kitsilano. There are 184 restaurants within a 15 minute walk including Las Margaritas, Ploeger Delikatessen and Raw Health Cafe.

Maintenance fees includes garbage pickup, gardening, heat, hot water and management.

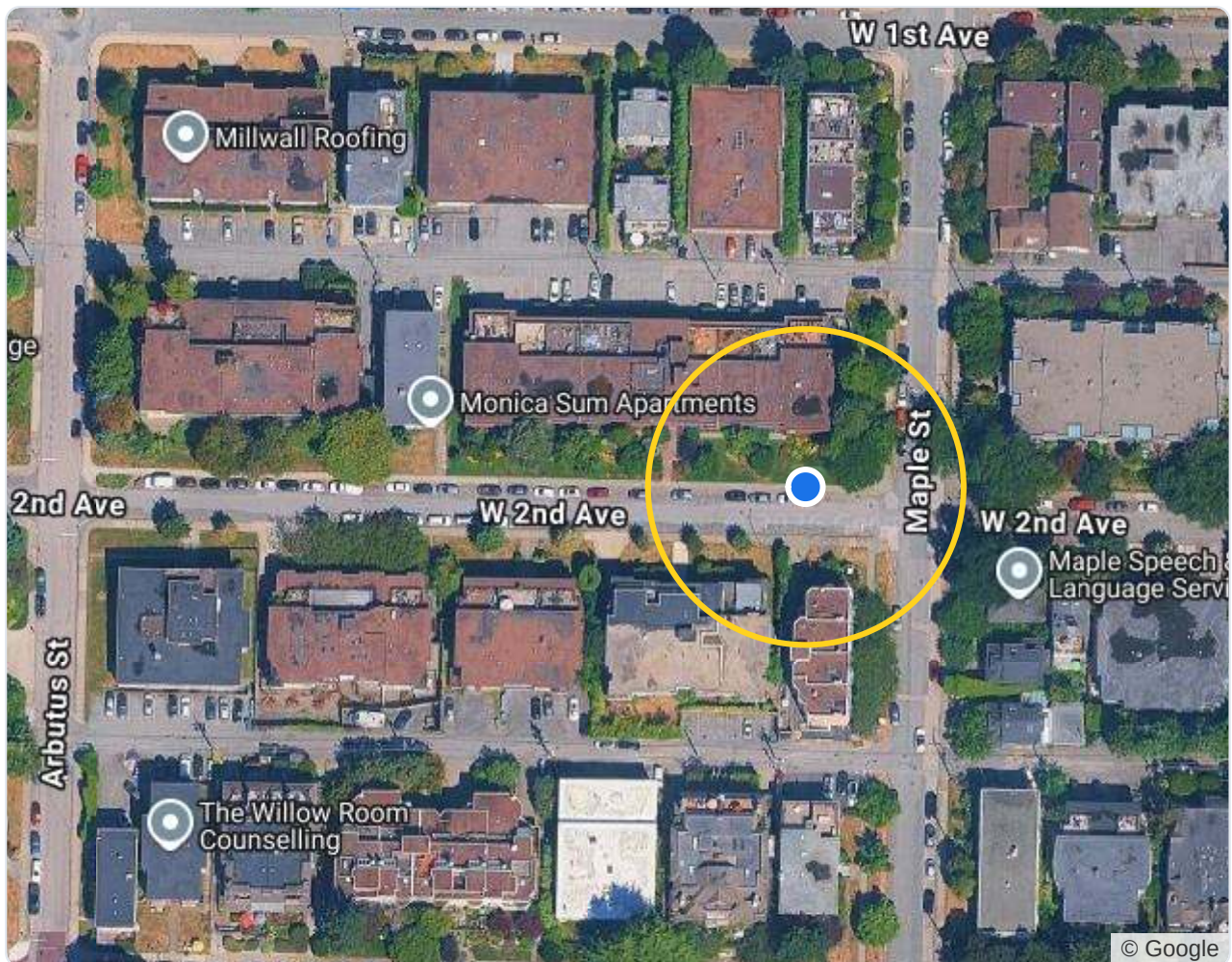
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Heat
- ✓ Hot Water
- ✓ 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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