

BUILDING BROCHURE

MONTREUX - 2055 YUKON BUILDING

2055 Yukon St. · Vancouver, BC V5Y 4B7 · False Creek



Scan to view online



1 FOR SALE
FROM \$699,000

1 SOLD · 12 MO
\$1,160,000-\$1,160,000


12-MO SOLD TREND
-5.4

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

11 units
578 – 952 sf
from \$606,000

2 Bedroom

9 units
755 – 1,530 sf
from \$765,000

For Sale in Montreux - 2055 Yukon Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	1 / 1	751 sf	\$931	306 2055 YUKON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,160,000	2 / 2ba	1216 sf	\$954	2026-04-29
\$635,000	1 / 1ba	640 sf	\$992	2025-07-04
\$765,000	2 / 1ba	755 sf	\$1,013	2025-02-17
\$607,000	1 / 1ba	583 sf	\$1,041	2024-12-27

Value & Financing

Price Positioning

\$931 /sq ft

Active listings here average \$931/sf vs \$1126/sf across False Creek.

17% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) \$699,000

20% down payment \$139,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2006	LEVELS 9	SUITES 91	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1729	DEVELOPER Bastion Development Corporation
MANAGEMENT Martello Property Services Inc.			

Overview

Montreux - 2055 Yukon Street, Vancouver, BC V5Y 4B1, Canada. Strata plan number BCS1729. Montreux has 9 levels and 91 units, built in 2006. Located in a corner between Yukon Street and West 2nd Avenue. Nearby parks include Hinge Park, Jonathan Rogers Park and Charleson Park. Nearby schools include Global Village English Centres, Strictly English and Gateway College. The closest grocery stores are Save-On-Foods, Whole Foods Market and A & L Market. Nearby coffee shops include Starbucks, Cambie Cafe and Ami Quetzal Coffee. There are 147 restaurants within a 15 minute walk including De Dutch Restaurant, Sweetery Cafe + Dessert and Cameo Cafe. Maintenance fees includes caretaker, garbage pickup, gardening, gas, hot water, management and recreation facility. Developed by [Bastion Development Corp.](#)

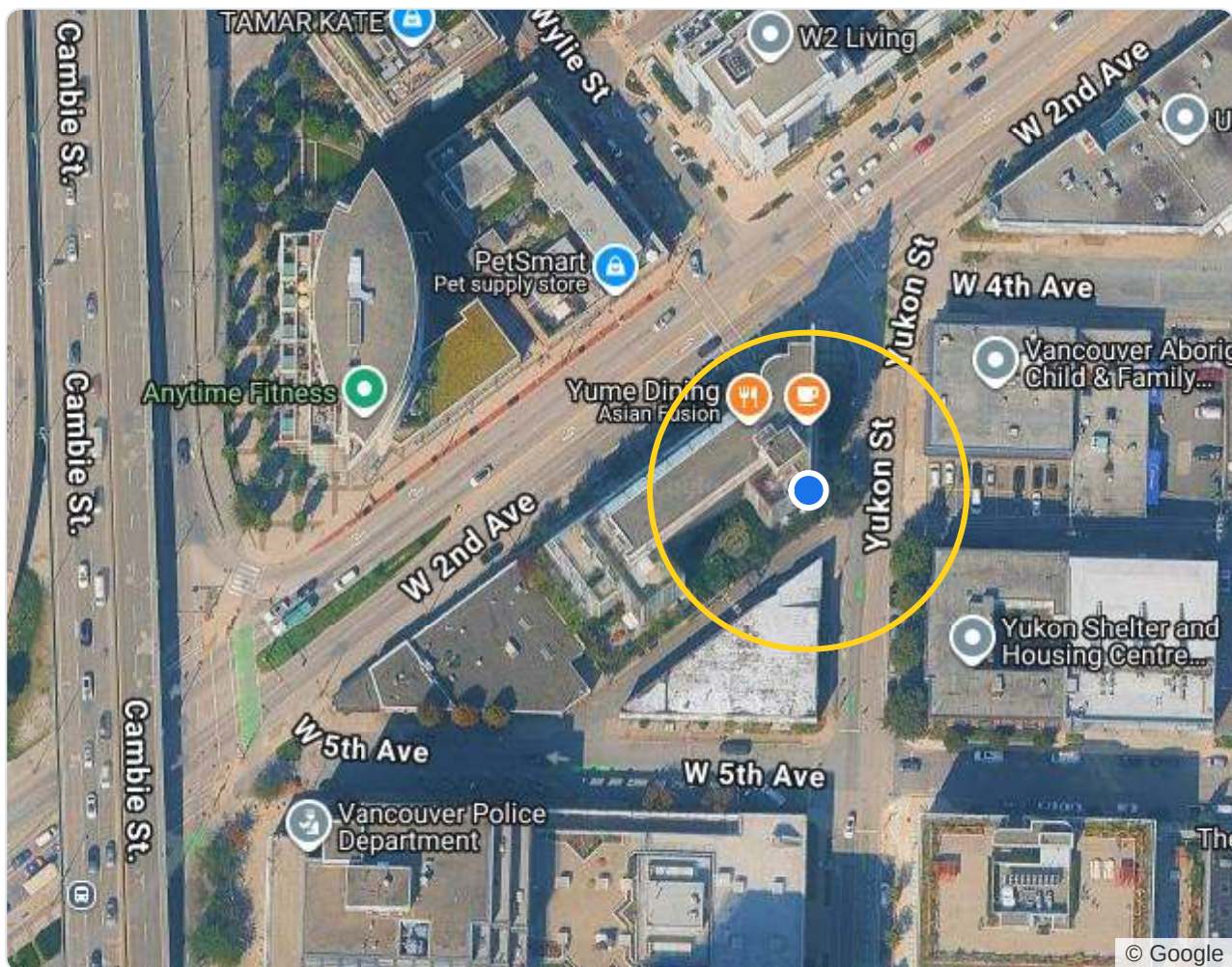
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Recreation Center |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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



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