

BUILDING BROCHURE

# TUGBOAT LANDING - 2080 KENT BUILDING

2080 EAST Kent Ave. · Vancouver, BC V5P 4X2 · Fraserview VE



Scan to view online



**4** FOR SALE  
FROM \$509,900

**2** SOLD · 12 MO  
\$660,000-\$1,100,000



# Unit Mix

|                                                                      |                                                                         |                                                                            |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>8 units<br>681 – 756 sf<br><b>from \$440,000</b> | <b>2 Bedroom</b><br>22 units<br>841 – 1,141 sf<br><b>from \$629,900</b> | <b>3 Bedroom</b><br>4 units<br>1,338 – 1,537 sf<br><b>from \$1,100,000</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|

## For Sale in Tugboat Landing - 2080 Kent Building & Complex

4 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS               |
|------------------|--------------|---------|-------|------------------------------|
| <b>\$859,000</b> | 2 / 2        | 1141 sf | \$753 | 402 2080 E KENT AVENUE SOUTH |
| <b>\$830,000</b> | 2 / 2        | 1087 sf | \$764 | 205 2080 KENT AVENUE SOUTH   |
| <b>\$799,000</b> | 2 / 2        | 1114 sf | \$717 | 104 2080 E KENT AVENUE SOUTH |
| <b>\$509,900</b> | 1 / 1        | 687 sf  | \$742 | 208 2020 E KENT AVENUE SOUTH |

## Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$660,000</b>   | 2 / 2ba | 843 sf  | \$783 | 2026-03-27 |
| <b>\$1,100,000</b> | 3 / 2ba | 1338 sf | \$822 | 2025-10-30 |
| <b>\$1,218,000</b> | 3 / 2ba | 1537 sf | \$792 | 2025-07-11 |
| <b>\$1,217,900</b> | 3 / 2ba | 1345 sf | \$906 | 2025-05-30 |

## Value & Financing

### Price Positioning

**\$744** /sq ft

Active listings here average **\$744/sf** vs **\$811/sf** across Fraserview VE.

8% below area average

### Mortgage Snapshot

**\$2,442** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$509,900</b>     |
| 20% down payment    | <b>\$101,980</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                                  |                           |                             |                                            |
|----------------------------------|---------------------------|-----------------------------|--------------------------------------------|
| <b>YEAR BUILT</b><br><b>1994</b> | <b>LEVELS</b><br><b>4</b> | <b>SUITES</b><br><b>102</b> | <b>CONSTRUCTION</b><br><b>Frame - Wood</b> |
|----------------------------------|---------------------------|-----------------------------|--------------------------------------------|

EXTERIOR  
**Mixed**

TITLE TO LAND  
**Freehold Strata**

STRATA PLAN  
**LMS1220**

MANAGEMENT  
**Barbican  
Property  
Management Inc.**

## Overview

Tugboat Landing - 2080 Kent Avenue Southeast, Vancouver, BC V5P 4T9, LMS1220 - located in Fraserview area of Vancouver East, near the crossroads Kent Avenue Southeast and Victoria Drive. Tugboat Landing is close to waterfront, Gladstone Park, Rowing Club, Riverfront Park, Vikky Mart, Fraserview Golf Course, German-Canadian Care Home, David Oppenheimer Elementary, Bobolink Park, Brain-Bridge Asian Learning Centre, Douglas Elementary, Good Shepherd Day Care, Jasper Crescent Daycare, Holy Family Hospital, Fitness Town and Guru Nanak Elementary. There are a lot of restaurants in the neighbourhood such as White Spot, Evergreen Punjabi Corner, Tuscan Automatic Gates, Panos Greek Taverna, Wonton Seafood and Who's Chinese. Canadian Superstore, Langara and Marine Drive Skytrain Station are within a short drive from the complex. Perfectly positioned in Fraserview, the property is situated right at the edge of the waterfront on the Fraser River in one of the city's most promising Vancouver neighbourhoods. Richmond, the Vancouver International Airport, The Canada Line, Oakridge, Champlain, Metrotown are within minutes of drive and it's a quick twenty minutes away from the downtown core. Tugboat Landing was built in 1994. This four-level building has frame-wood construction with wood exterior finishing and full rain screen. There are 60 units in development and 102 in strata. This complex offer 1, 2 and 3 bedroom low rise condominiums and townhouses. These homes are designed for the ultimate in indoor and outdoor living. One pet is allowed. Rentals are permitted. Tugboat Landing features club house, a well equipped gym, a swirlpool, a large social space on the main floor to host your events, bike room, elevator and in-suite laundry. Most homes offer spacious rooms, gas fireplace, 9' ceilings, laminate floors, underground secured parking, balcony and generously sized patio to enjoy the view of the tugboats on the Fraser River, serenity of the landscaped gardens and lagoon.

## Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Recreation Center
- ✓ Club House
- ✓ Exercise Centre
- ✓ Swirlpool/hot Tub

## Maintenance Fees Include

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

## Location



**Les Twarog**

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