

BUILDING BROCHURE

# BEACH PARK

2095 Beach Ave. · Vancouver, BC V6G 1Z3 · West End



Scan to view online



**20** FOR SALE  
FROM \$229,000

**28** SOLD · 12 MO  
\$220,000–\$1,475,000



## Unit Mix

|                                                                      |                                                                         |                                                                         |                                                                            |                                                                           |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Studio</b><br>11 units<br>408 – 3,523 sf<br><b>from \$240,000</b> | <b>1 Bedroom</b><br>66 units<br>420 – 1,027 sf<br><b>from \$220,000</b> | <b>2 Bedroom</b><br>20 units<br>777 – 1,289 sf<br><b>from \$505,000</b> | <b>3 Bedroom</b><br>2 units<br>1,602 – 1,629 sf<br><b>from \$1,475,000</b> | <b>9 Bedroom</b><br>1 unit<br>4,153 – 4,153 sf<br><b>from \$3,999,000</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------|

## For Sale in Beach Park & Complex

20 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS           |
|--------------------|--------------|---------|-------|--------------------------|
| <b>\$3,999,000</b> | 9 / 9        | 4153 sf | \$963 | 977 BROUGHTON STREET     |
| <b>\$2,500,000</b> | — / 2        | 3523 sf | \$710 | 1117 HARWOOD STREET      |
| <b>\$525,000</b>   | 1 / 1        | 729 sf  | \$720 | 401 1315 CARDERO STREET  |
| <b>\$489,900</b>   | 1 / 1        | 582 sf  | \$842 | 204 1050 CHILCO STREET   |
| <b>\$375,000</b>   | 1 / 1        | 472 sf  | \$794 | 304 1975 PENDRELL STREET |
| <b>\$365,000</b>   | — / 1        | 420 sf  | \$869 | 2106 1330 HARWOOD STREET |
| <b>\$349,000</b>   | 1 / 1        | 563 sf  | \$620 | 806 1250 BURNABY STREET  |
| <b>\$330,000</b>   | 1 / 1        | 561 sf  | \$588 | 906 1250 BURNABY STREET  |
| <b>\$309,000</b>   | 1 / 1        | 430 sf  | \$719 | 501 1250 BURNABY STREET  |
| <b>\$309,000</b>   | 1 / 1        | 430 sf  | \$719 | 1205 1250 BURNABY STREET |

...and 10 more — see all 20 at [bccondos.net/2095-beach](https://bccondos.net/2095-beach)

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$334,000</b> | 1 / 1ba | 612 sf | \$546 | 2026-07-08 |
| <b>\$290,000</b> | 1 / 1ba | 634 sf | \$457 | 2026-06-19 |
| <b>\$520,000</b> | 2 / 1ba | 777 sf | \$669 | 2026-06-19 |
| <b>\$255,000</b> | 1 / 1ba | 590 sf | \$432 | 2026-06-06 |

## Value & Financing

### Price Positioning

**\$643** /sq ft

Active listings here average **\$643/sf** vs **\$1245/sf** across West End.

**48% below area average**

### Mortgage Snapshot

**\$1,097** /mo

Entry price (from) **\$229,000**

20% down payment **\$45,800**

Rate / amortization **5.24% · 25 yr**

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

|                             |                                                |                     |                                 |
|-----------------------------|------------------------------------------------|---------------------|---------------------------------|
| YEAR BUILT<br><b>1960</b>   | LEVELS<br><b>9</b>                             | SUITES<br><b>28</b> | CONSTRUCTION<br><b>Concrete</b> |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Shares In Co-operative</b> |                     | STRATA PLAN<br><b>VAP92</b>     |

## Overview

Beach Park - 2095 Beach Ave, Vancouver, BC V6G 1Z3, Canada, Strata Plan Number VAP92. Beach Park is 9 levels with 28 units in the building and was built in 1960. Maintenance fess include Caretaker, Garbage Pickup, Gardening, Heat, Hot Water and Taxes. Closest grocery stores are C South Van Produce Ltd, No Frills and Davie Street Market. Nearby schools include Lord Roberts Elementary School, King George Secondary School and Lord Roberts Annex Elementary School. Nearby parks include English Bay Beach Park and Devonian Harbour Park. Grocery stores in the neighbourhood include Extra Foods, Safeway, Izumi-Ya Japanese Marketplace to mention a couple.

Crossroads are Beach Avenue and Chilco Street.

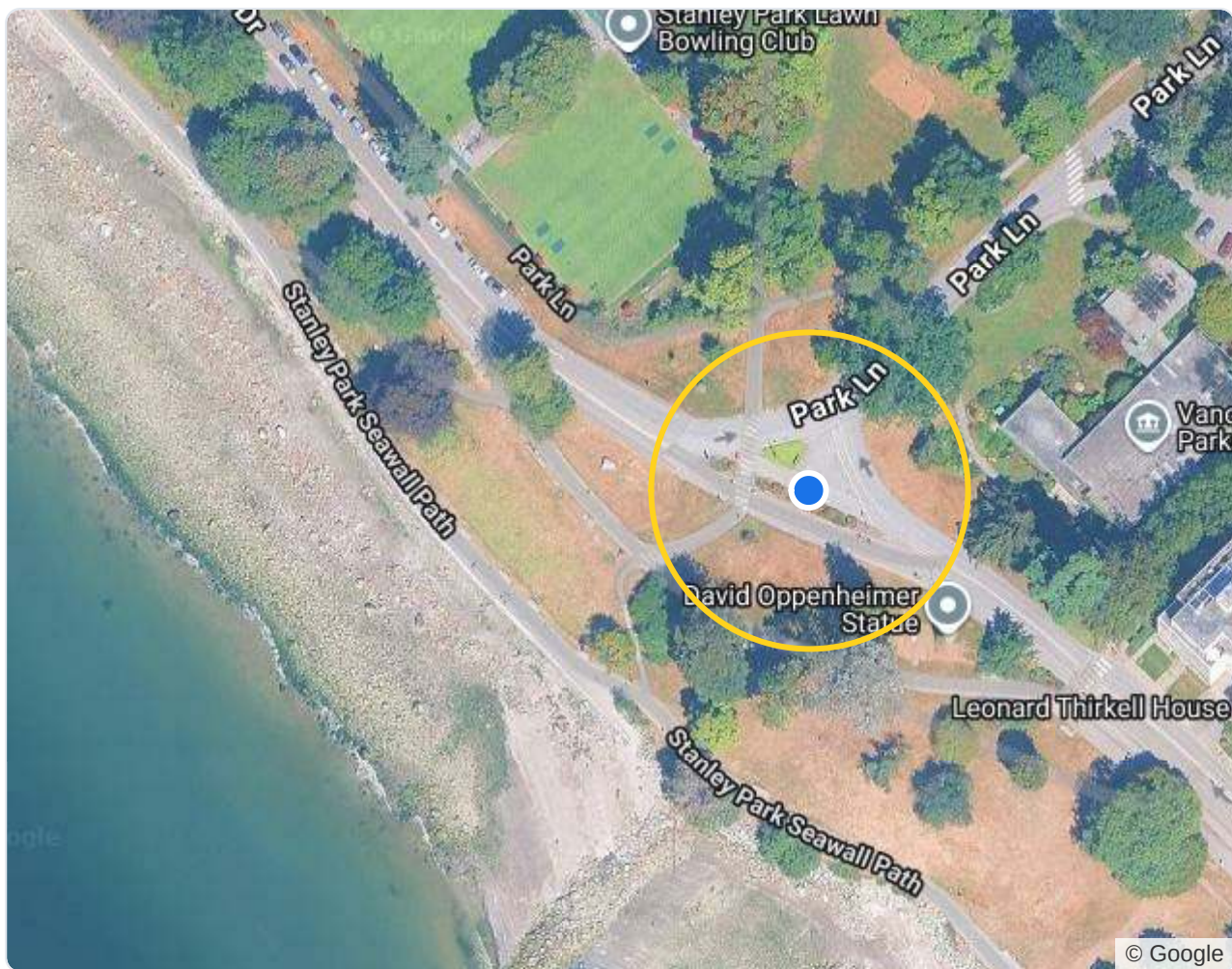
## Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Wheelchair Access
- ✓ Recreation Center
- ✓ Storage

## Maintenance Fees Include

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

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ [les@6717000.com](mailto:les@6717000.com) · [bcondos.net](http://bcondos.net)



Book a Viewing  
scan or call