

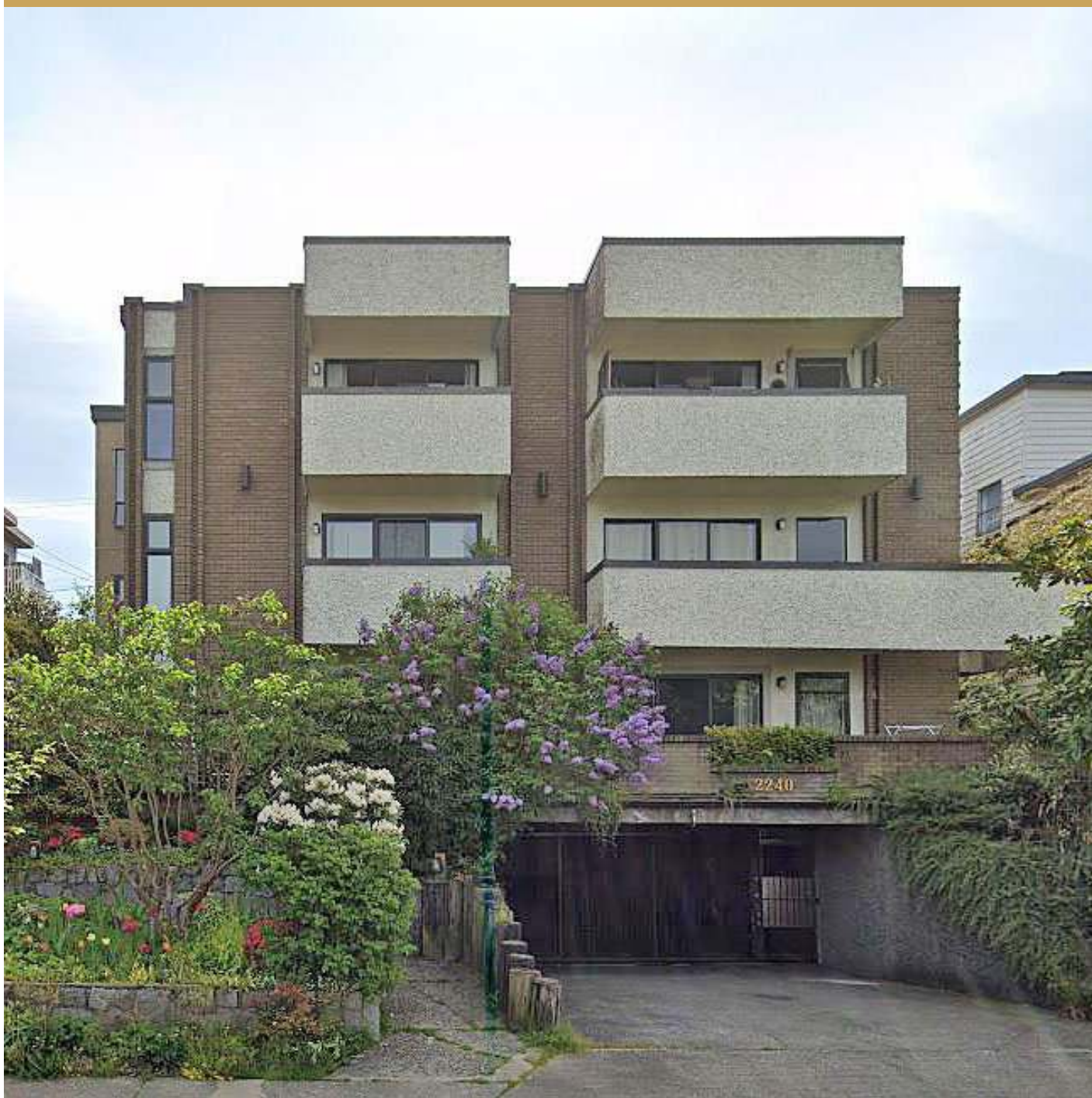
BUILDING BROCHURE

LANDMARK EDGEWATER

2240 Wall St. · Vancouver, BC V5L 1B6 · Hastings



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



3 FOR SALE
FROM \$449,000

12-MO SOLD TREND
20.8

Unit Mix

1 Bedroom

4 units
684 – 752 sf
from \$449,000

2 Bedroom

3 units
900 – 911 sf
from \$660,000

For Sale in Landmark Edgewater & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$529,000	1 / 1	729 sf	\$726	204 2240 WALL STREET
\$458,800	1 / 1	729 sf	\$629	203 2240 WALL STREET
\$449,000	1 / 1	752 sf	\$597	101 2240 WALL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$797,500	2 / 1ba	900 sf	\$886	2023-08-13
\$530,000	1 / 1ba	684 sf	\$775	2022-05-27
\$700,000	2 / 1ba	900 sf	\$778	2021-09-13
\$660,000	2 / 1ba	911 sf	\$724	2021-02-08

Value & Financing

Price Positioning

\$651 /sq ft

Active listings here average **\$651/sf** vs **\$949/sf** across Hastings.

31% below area average

Mortgage Snapshot

\$2,150 /mo

Entry price (from) **\$449,000**
20% down payment **\$89,800**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1975	LEVELS 3	SUITES 12	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata		STRATA PLAN VAS299

Overview

Landmark Edgewater - 2240 Wall Street, Vancouver, BC V5L 1G4, VAS299 - located in Hastings area of Vancouver East, near the crossroads Wall Street and Trinity Street. Landmark Edgewater is only steps to McGill Park, Burrard View Park, St. James Community Service Society, Harbour View Daycare Centre, Cambridge Park, Oxford Park and waterfront. Pandora Park, Dundas Market, Callister Park, Wes Coast Christian School, Dusty Greenwell Park, New Brighton Park, Pacific Coliseum, Hastings Park, Playland Amusement Park, Hastings Community Centre, London Drugs, Shoppers Drug Mart, Templeton High School, Hastings Community Elementary, Dr. AR Lord Elementary and Templeton Park and Pool are within minutes from the complex. The bus stops near the complex. Landmark Edgewater has an easy access to the Trans-Canada Hwy1. The restaurants in the neighbourhood are Odyssey Seafood, Domino's Pizza, Big Daddy's Pizza Company, Docker's Dinner, JJ Bean Coffee Roasters, Bao Chao Vietnamese, Tom and Jerry, Tentatsu and these are only a few places for you to enjoy dinner with your friends and family. Landmark Edgewater was built in 1976. This building has frame-wood construction. There are 12 units in development and in strata. Most homes offer storage room, spacious rooms, large deck, bike room, underground secure parking and in-suite laundry. Some units feature views of the Lions Gate Bridge, Stanley Park and Grouse Mountain and ocean.

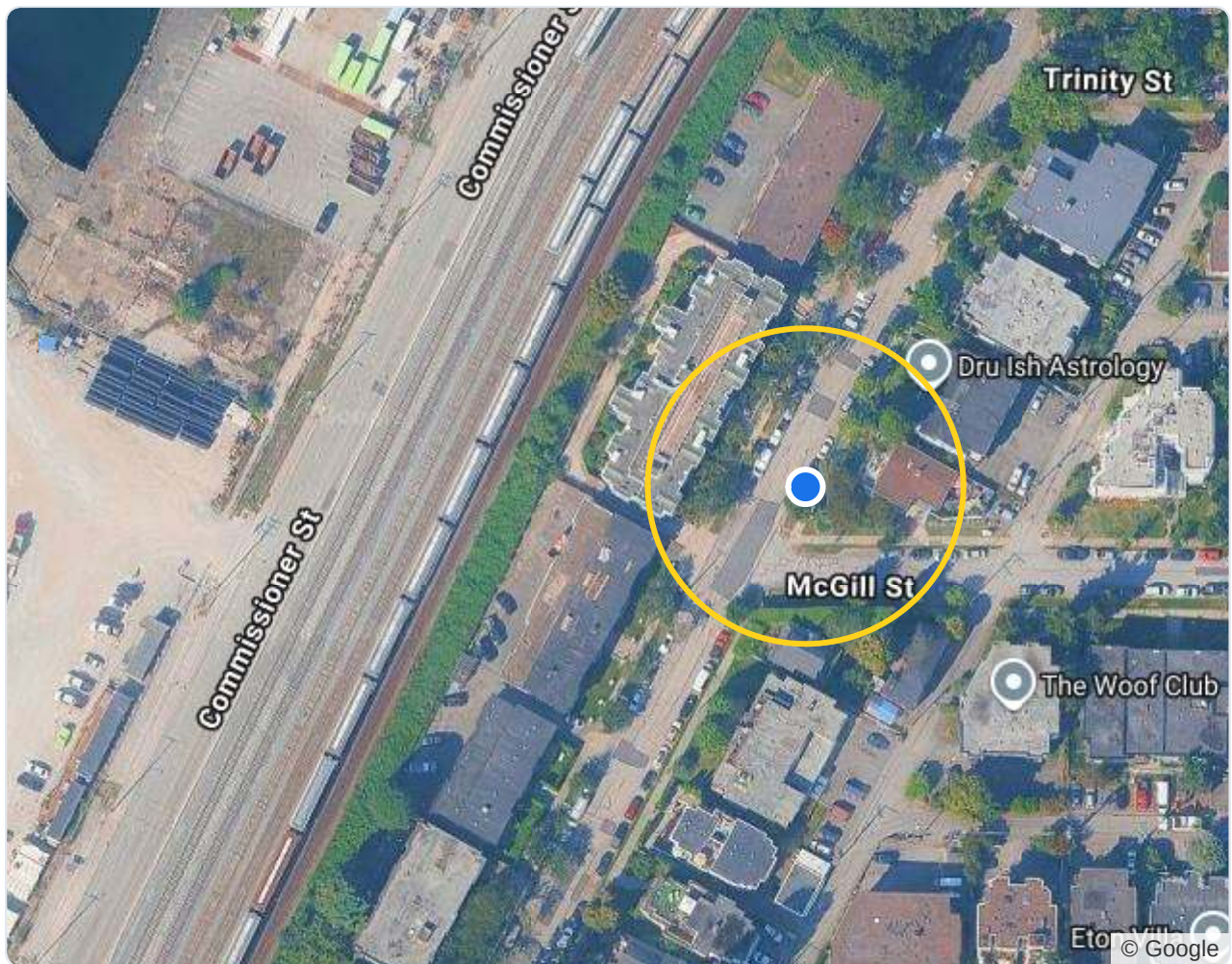
Amenities & Features

- ✓ Bike Room
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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