

BUILDING BROCHURE

ARTWORKS

237 EAST 4th Ave. · Vancouver, BC V5T 4R4 · Mount Pleasant VE



Scan to view online



3 FOR SALE
FROM \$475,000

2 SOLD · 12 MO
\$750,000–\$1,075,000



Unit Mix

Studio 3 units 737 – 988 sf from \$689,900	1 Bedroom 16 units 661 – 1,592 sf from \$640,000	2 Bedroom 1 unit 1,009 – 1,009 sf from \$935,000
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For Sale in Artworks & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,000	1 / 1	1099 sf	\$909	417 237 E 4TH AVENUE
\$689,900	— / 1	737 sf	\$936	303 237 E 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,075,000	1 / 1ba	1541 sf	\$698	2026-05-18
\$750,000	1 / 1ba	1045 sf	\$718	2025-11-12
\$1,215,000	1 / 2ba	1470 sf	\$827	2025-03-29
\$953,000	1 / 1ba	1066 sf	\$894	2025-02-10

Value & Financing

Price Positioning \$923 /sq ft Active listings here average \$923/sf vs \$1104/sf across Mount Pleasant VE. 16% below area average	Mortgage Snapshot \$2,275 /mo Entry price (from) \$475,000 20% down payment \$95,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1994	LEVELS 4	SUITES 76	CONSTRUCTION Concrete
EXTERIOR Metal	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1027	MANAGEMENT Wynford Strata Management

Overview

Artworks - 237 East 4th Avenue, Vancouver, BC V5T 4R4, LMS1027 - located in Mount Pleasant area of Vancouver East, near the crossroads East 4th Avenue and Main Street. Artworks is only steps to Vancouver Acting School, NEC Native Education College, Headlines Theatre Company, Marble Gallery and a lot of restaurants. St. Patrick Regional Secondary, Northwest Culinary Academy, Mika Olivia Makeup, Wee Care Day Care Centre, Pacific Audio Visual Institute, Franklin English Language College. Some great restaurants in the neighbourhood are Tim Hortons, Habit, Jamies Bistro, Pad Thai Cuisine, Indian Cuisine, Our Town Cafe, Pan-O-Pan, Cascade and Jiro Japanese. Major Mathews Park, Robson Park, Jonathon Rogers Park, Grimmet Park, Prince Edward Park, David Livingston Elementary, Charles Tupper Secondary, YWCA Vancouver, Royal Canadian Institute of Technology, Florence Nightingale Elementary and Simon Fraser Elementary are close to the development. Vancouver Community College and Queen Elizabeth Park with its amenities are within a short drive distance. Main Street Skytrain Station is walking distance from the complex and the bus stops are steps away. Olympic Village, Downtown Vancouver is close to the complex. Artworks was built in 1994 with concrete construction and metal exterior finishing. This four-level building has 76 units in development and in strata. The features are an elevator, in-suite laundry, a bike room, underground parking and wheelchair access. Most homes offer 10' ceilings, spacious rooms, open kitchen, in-suite storage, a gas fireplace and large windows.

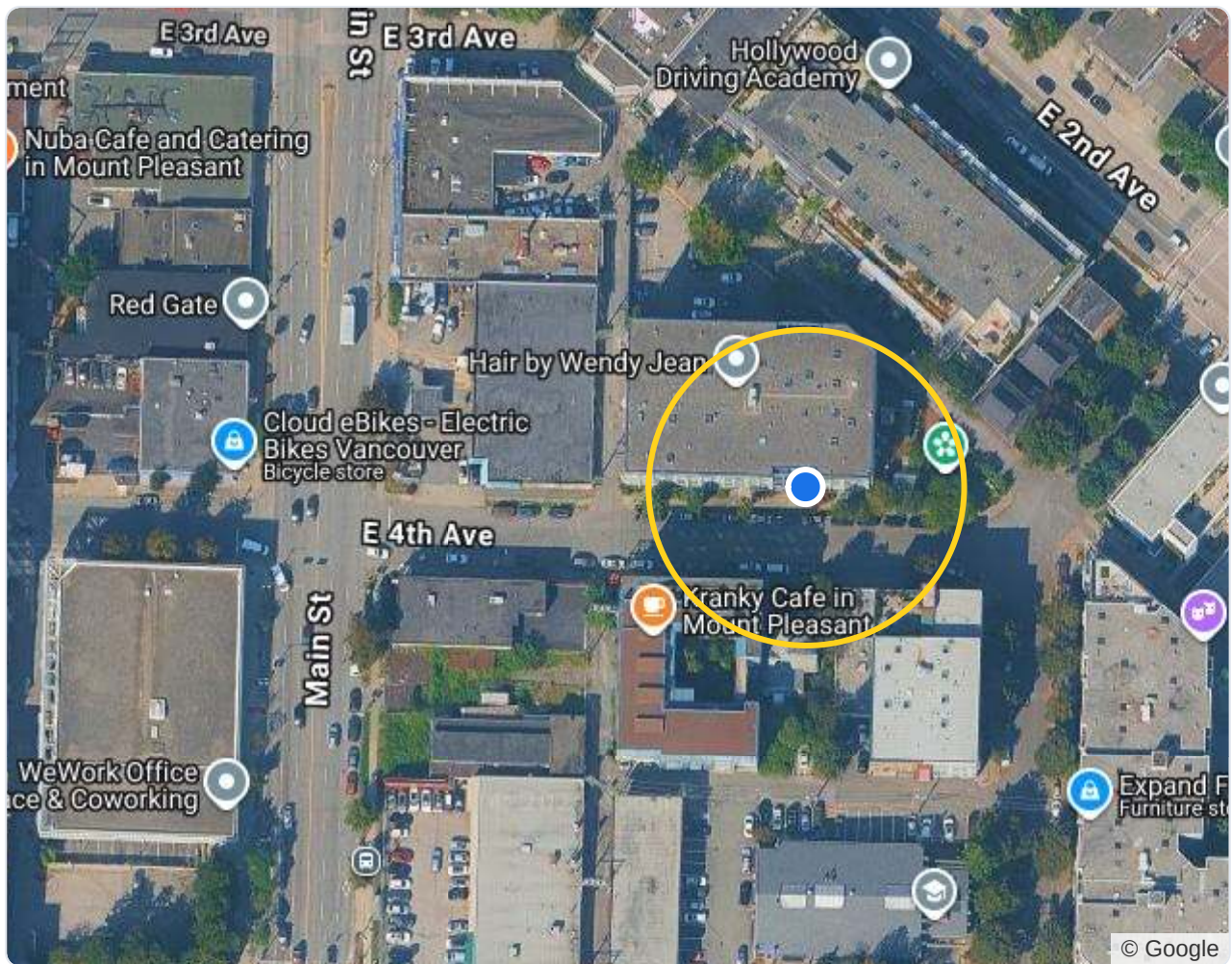
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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