

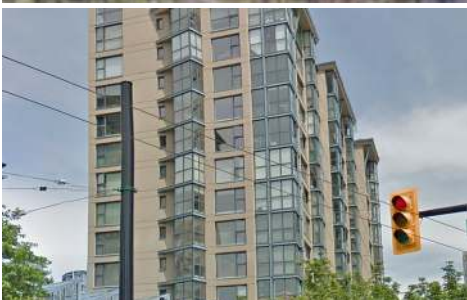
BUILDING BROCHURE

PACIFIC PLAZA

238 Alvin Narod Mews · Vancouver, BC V6B 5Z3 · Yaletown



Scan to view online



1 FOR SALE
FROM \$1,080,000

2 SOLD · 12 MO
\$958,000–\$1,085,000



Unit Mix

1 Bedroom

1 unit
4,104 – 4,104 sf
from \$3,500,000

2 Bedroom

15 units
1,183 – 1,410 sf
from \$958,000

3 Bedroom

14 units
1,205 – 1,686 sf
from \$1,085,000

For Sale in Pacific Plaza & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,080,000	2 / 2	1398 sf	\$773	404 238 ALVIN NAROD MEWS

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$958,000	2 / 2ba	1268 sf	\$756	2026-07-25
\$1,085,000	3 / 2ba	1588 sf	\$683	2026-04-06
\$988,000	2 / 2ba	1269 sf	\$779	2025-07-04
\$1,070,000	2 / 2ba	1269 sf	\$843	2024-11-04

Value & Financing

Price Positioning

\$773 /sq ft

Active listings here average \$773/sf vs \$1174/sf across Yaletown.

34% below area average

Mortgage Snapshot

\$5,172 /mo

Entry price (from)	\$1,080,000
20% down payment	\$216,000
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT
1993

LEVELS
13

SUITES
147

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1306	DEVELOPER Concord Pacific
MANAGEMENT First Service Residential			

Overview

Pacific Plaza - 238 Alvin Narod Mews, Vancouver, BC V6B 8P5, LMS1306 - located in Downtown area of Vancouver West, near the crossroads Alvin Narod Mews and Pacific Boulevard. Pacific Plaza is situated just off Cambie Street, close to the Yaletown-Roundhouse Skytrain Station, the Roundhouse Community Center, Urban Fare, Elsie Roy Elementary School and the Seawall.

Walking distance to Choices Market, Emery Barnes Park, Vancouver International Film Centre, Helmcken Park, Starbucks Coffee, Waves Coffee, Pacific Cinematheque, Wall Centre, Language Studies International, Royal Bank, Scotia Bank, Spa, UBC Robson Square, Seawall, David Lam Park, Quayside Marina at Concord Pacific Place, Scotiabank Dance Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Dairy Queen, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery and Shoppers Drug Mart. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more.

Pacific Plaza 3 was built by Concord Pacific in 1993 and includes 38 suites on 13 floors. Pacific Plaza has 155 units in total with 38 condo units at 238 Alvin Narod Mews, 82 condo units at 283 Davie St, 26 condo units at 1177 Pacific and 9 commercial units. This concrete building with concrete exterior finishing offers two and three bedroom homes with two bathrooms. The lobby is well-maintained with marble floors has camera security available for viewing in residents' units. Pacific Plaza offers great amenities that include an indoor forty foot lap swimming pool, a hot tub, a sauna, an exercise gym, a bike room and an outdoor playground. Beautiful garden podium is located on the second level and provides a serene spot in the middle of a busy neighborhood.

All Pacific Plaza condos include floor-to-ceiling windows, in-suite laundry and secure parking. Many kitchens have the standard white appliances and linoleum counters while others have been upgraded to granite counters and high-end stainless steel appliances. Security features include camera surveillance at the front entrance and garage with a closed circuit feed to all the suites in the building so you can watch from your apartment and gated underground parking.

Amenities & Features

- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Playground
- ✓ Pool; Indoor

- ✓ Sauna/steam Room

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Garbage Pickup
- ✓ Heat
- ✓ Management
- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

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 · bccondos.net



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