

MIDTOWN CENTRAL

2508 Fraser St. · Vancouver, BC V5T 3V4 · Mount Pleasant VE



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6 FOR SALE
FROM \$508,000

1 SOLD · 12 MO
\$870,000–\$870,000



Unit Mix

Studio

3 units
553 – 592 sf
from \$508,000

1 Bedroom

12 units
529 – 969 sf
from \$509,000

2 Bedroom

3 units
1,002 – 1,060 sf
from \$870,000

3 Bedroom

4 units
1,677 – 1,702 sf
from \$898,000

For Sale in Midtown Central & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,900	1 / 2	969 sf	\$1,032	406 2508 FRASER STREET
\$999,000	3 / 3	1702 sf	\$587	2512 FRASER STREET
\$939,000	3 / 3	1677 sf	\$560	2510 FRASER STREET
\$514,900	1 / 1	578 sf	\$891	210 2508 FRASER STREET
\$509,000	1 / 1	555 sf	\$917	203 2508 FRASER STREET
\$508,000	— / 1	553 sf	\$919	211 2508 FRASER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$870,000	2 / 2ba	1018 sf	\$855	2026-01-12
\$559,000	1 / 1ba	529 sf	\$1,057	2025-06-26
\$898,000	3 / 3ba	1677 sf	\$535	2025-02-20
\$1,100,000	2 / 2ba	1060 sf	\$1,038	2024-06-18

Value & Financing

Price Positioning

\$818 /sq ft

Active listings here average **\$818/sf** vs **\$1080/sf** across Mount Pleasant VE.

24% below area average

Mortgage Snapshot

\$2,433 /mo

Entry price (from)	\$508,000
20% down payment	\$101,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2021	LEVELS 1	SUITES 37	CONSTRUCTION Frame Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS7443	

Overview

Welcome to Midtown Central. Midtown Central is a 37-home strata residence located at 2508 Fraser Street in Vancouver, in the Mount Pleasant neighbourhood. Completed in 2021, it is registered under Strata Plan EPS7443 and held as Freehold Strata. It sits near the intersection of Fraser Street & East Broadway.

Residents enjoy an array of amenities including club house, elevator, in-suite laundry and storage, garage underground parking and baseboard / electric heating.

Set in Mount Pleasant, Vancouver, Midtown Central offers shopping, a central location and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

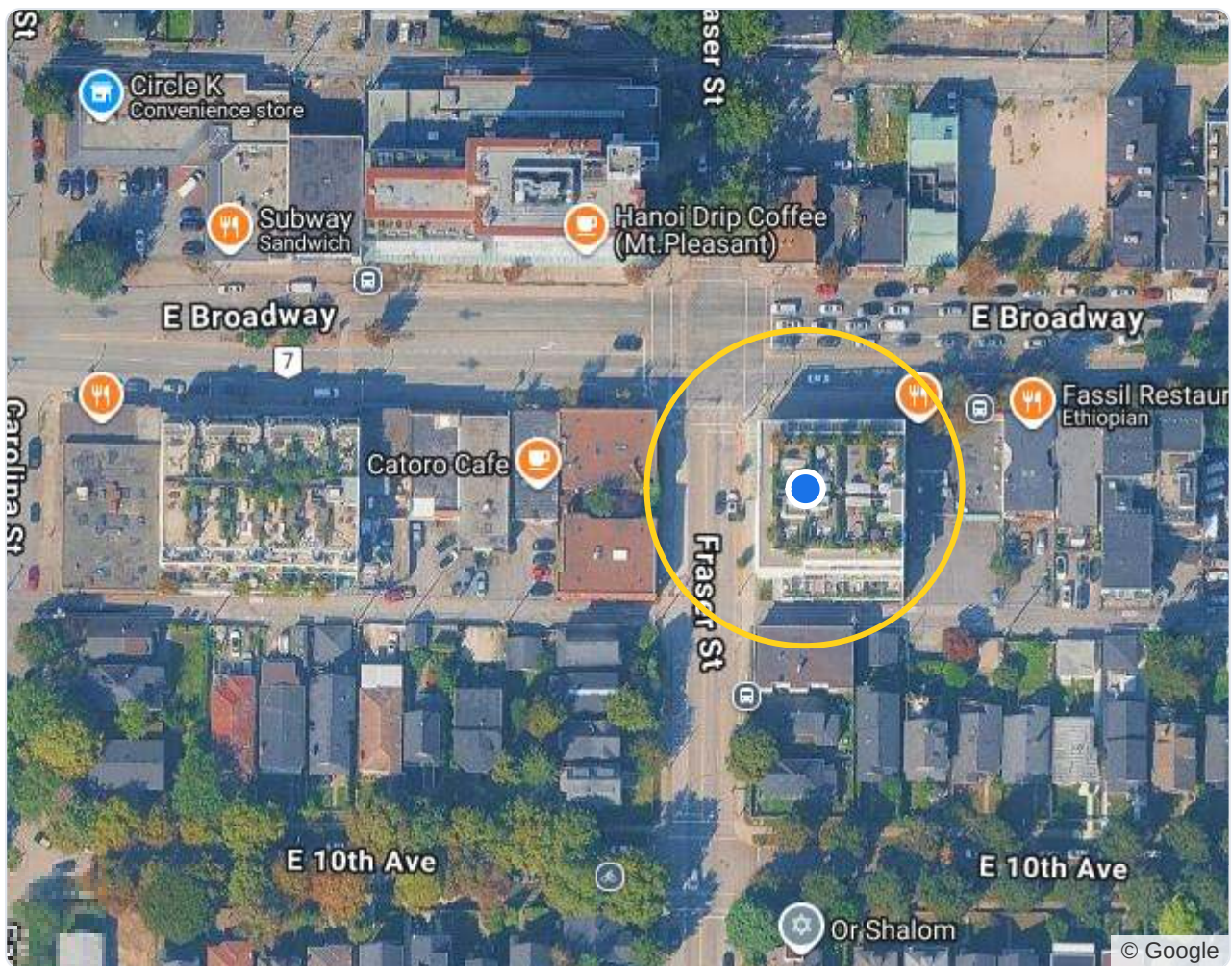
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Club House | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-------------|
| ✓ Garbage Pickup | ✓ Hot Water |
| ✓ Management | |

Location



Neighbourhood & Walkability — Mount Pleasant VE



Exceptional — most errands on foot

47 dining 10 groceries 41 transit 17 parks

within a 10-minute walk (~800 m)



Vancouver (Rocky Mountaineer) — 9 min walk



Noor Convenience Store — 40 m



Sahalli Park — 190 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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