

BUILDING BROCHURE

. - 2535 YORK BUILDING

2535 York Ave. · Vancouver, BC V6K 1E4 · Kitsilano



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1 FOR SALE
FROM \$1,025,000

Unit Mix

2 Bedroom

1 unit
870 – 870 sf
from \$1,025,000

For Sale in . - 2535 York Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,025,000	2 / 1	870 sf	\$1,178	102 2535 YORK AVENUE

Value & Financing

Price Positioning

\$1178 /sq ft

Active listings here average **\$1178/sf** vs **\$1191/sf** across Kitsilano.

In line with the area

Mortgage Snapshot

\$4,909 /mo

Entry price (from) **\$1,025,000**

20% down payment **\$205,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1980	SUITES 4	CONSTRUCTION Frame - Wood	EXTERIOR Stucco
TITLE TO LAND Freehold Strata	STRATA PLAN VAS658	MANAGEMENT Remi Realty Inc	

Overview

2535 York Ave, Vancouver, BC V6K 1E3, Canada, Strata Plan Number VAS658, 4 units in the development was built in 1980. Walking distance child care services include Kiitsilano Day care Centre, Jericho Kids Club 2, and Kits Area Licensed Family Child Care. Closest grocery stores are West Pointe Organic Produce, New Apple Market and Market Meats Kitsilano, Walking distance restaurants Ferrando Low Carb Foods, Wind Prospect Inc and Dark Table. Nearby schools include Pacific Rim Montessori Academy, Wondertree Learning Centre and MacSailing at Kitsilano Yacht

Club. This location is in the Kitsilano neighborhood in Vancouver. Crossroads are Larch Street and York Avenue.

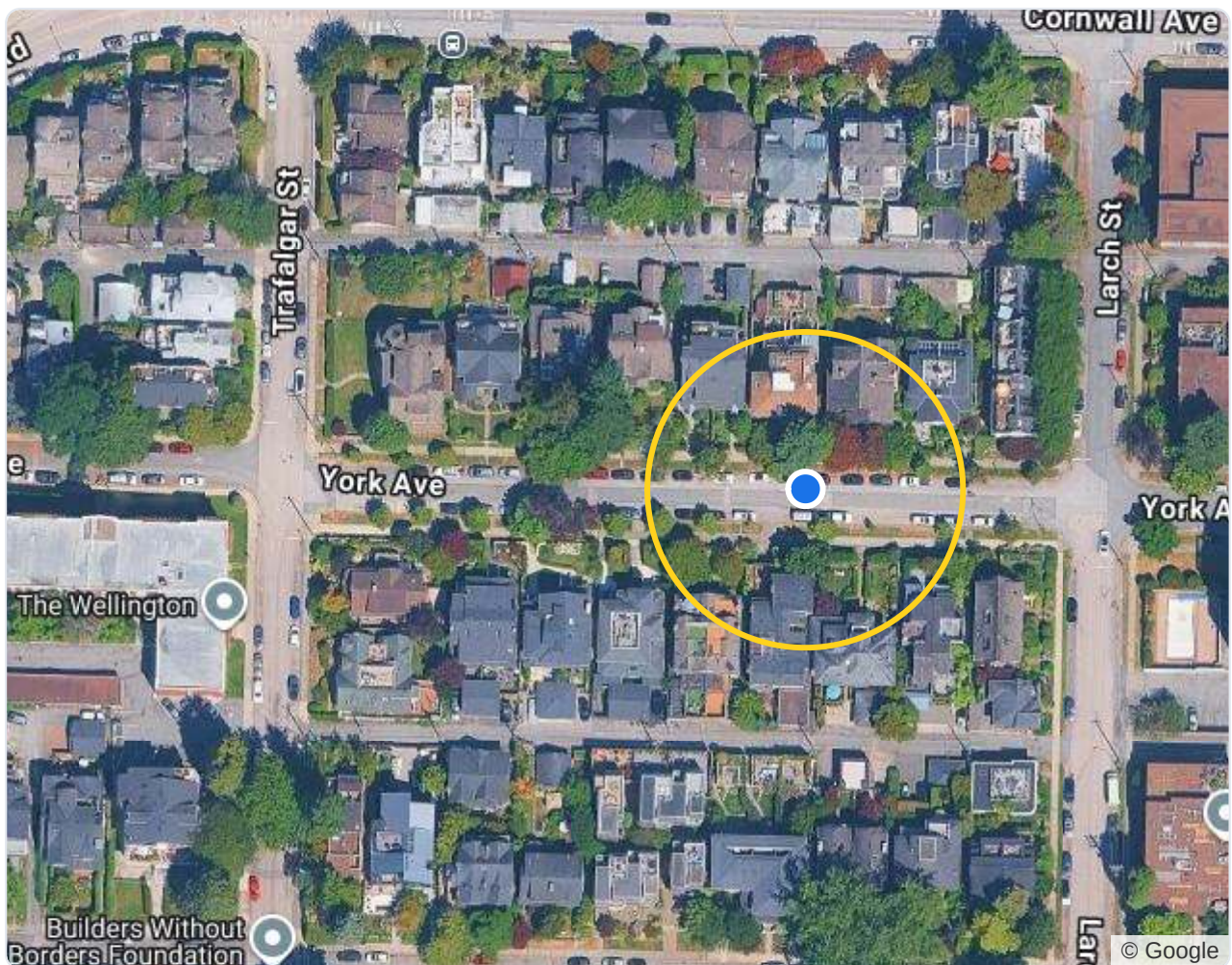
Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Other

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...



Les Twarog

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