

BUILDING BROCHURE

THE MAPLES - 2585 WARE BUILDING

2585 Ware St. · Abbotsford, BC V2S 3E2 · Central Abbotsford



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3 FOR SALE
FROM \$385,000

6 SOLD · 12 MO
\$345,000–\$445,000



Unit Mix

2 Bedroom

36 units

978 – 1,281 sf

from \$345,000

For Sale in The Maples - 2585 Ware Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$439,900	2 / 2	1066 sf	\$413	311 2575 WARE STREET
\$399,000	2 / 2	1070 sf	\$373	404 2585 WARE STREET
\$385,000	2 / 2	1177 sf	\$327	108 2575 WARE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$425,000	2 / 2ba	1212 sf	\$351	2026-06-14
\$345,000	2 / 2ba	1145 sf	\$301	2026-06-10
\$360,000	2 / 2ba	1097 sf	\$328	2026-05-18
\$390,000	2 / 2ba	1183 sf	\$330	2026-03-18

Value & Financing

Price Positioning

\$371 /sq ft

Mortgage Snapshot

\$1,844 /mo

Active listings here average **\$371/sf** vs **\$455/sf** across Central Abbotsford.

18% below area average

Entry price (from) **\$385,000**

20% down payment **\$77,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 4	SUITES 80	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1463	MANAGEMENT Self Managed

Overview

The Maples - 2585 Ware Street, Abbotsford, BC V2S 3E2, Canada. Strata Plan LMS1463. Located on WareStreet and Street 2 in a convenient neighbourhood of Central Abbotsford. The Maples built in 1996, offers 32 homes that are well maintained and professionally managed by Teamwork: 604-854-1734. This is a prime location just minutes away from White Spot Resturant, VancouverCareer Collage, De Dutch Pannekoek House, PenangSzchuan Cuisine and McCallum Pharmacy. Transit and major routes are close by and within walking distance. Maintenance Fees at The Maples include caretaker, garbage pickup, gardening, gas, hot water, management, recreation facility, and snow removal. Features of The Maples include a elevator, exercise centre, in-suite laundry, recreation center and storage. Restrictions of The Maplesinclude one pet and no rentals.

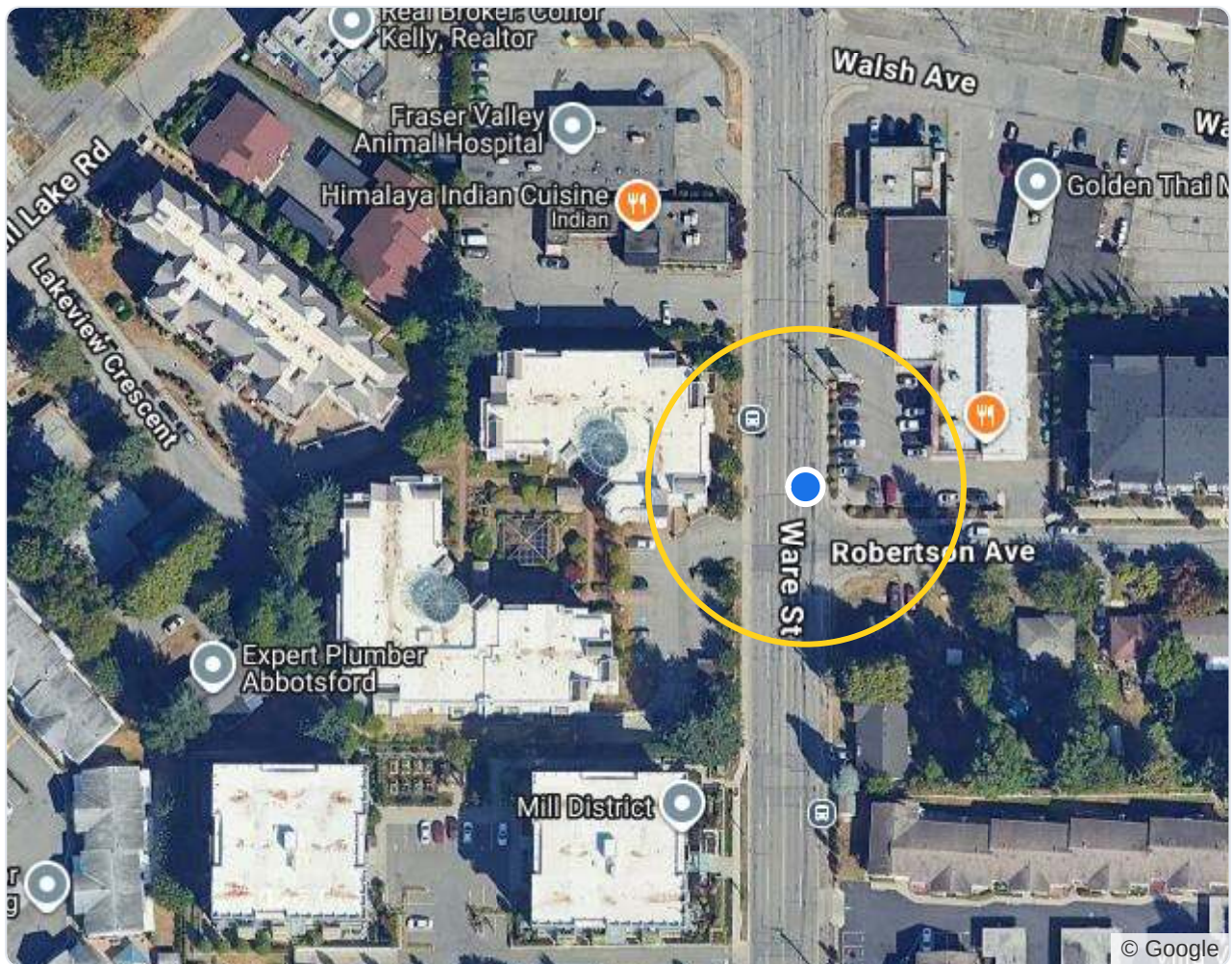
Amenities & Features

- ✓ Elevator
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management
- ✓ Recreation Facility
- ✓ Snow Removal

Location



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