

BUILDING BROCHURE

SOMA LOFTS

2635 Prince Edward St. · Vancouver, BC V5T 4V7 · Mount Pleasant VE



Scan to view online



1 FOR SALE
FROM \$1,399,000

5 SOLD · 12 MO
\$701,000-\$1,135,000



Unit Mix

1 Bedroom

10 units
596 – 893 sf
from \$676,500

2 Bedroom

22 units
845 – 1,252 sf
from \$946,000

For Sale in Soma Lofts & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,399,000	2 / 3	1217 sf	\$1,150	357 E 11TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$770,000	1 / 1ba	845 sf	\$911	2026-07-06
\$701,000	1 / 1ba	596 sf	\$1,176	2026-01-21
\$1,080,000	2 / 2ba	976 sf	\$1,107	2025-10-29
\$820,000	1 / 1ba	850 sf	\$965	2025-09-26

Value & Financing

Price Positioning

\$1150 /sq ft

Active listings here average **\$1150/sf** vs **\$1098/sf** across Mount Pleasant VE.

5% above area average

Mortgage Snapshot

\$6,700 /mo

Entry price (from) **\$1,399,000**

20% down payment **\$279,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 6	SUITES 75	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1581	DEVELOPER Bogner Development Group Ltd
ARCHITECT Rositch Hemphill Architects		MANAGEMENT First Service Residential	

Overview

Soma Lofts - 2635 Prince Edward Street, Vancouver, BC V5T 4W2, BCS1581. Situated on Prince Edward Street at the corner of East 11th Avenue. With an outstanding walk score of 98, this central location is definitely a walker's paradise! It is just a mere block to the vibrant South Main neighborhood with all the conveniences including grocery stores, fresh produce markets, award winning restaurants, cafes, trendy boutiques, parks, schools, public transit and other amenities. Walk within 3 blocks to Shoppers Drug Mart, Liquor Store, Buy Low Foods and community center with public library. It is also just minutes away from Olympic Village and Downtown Vancouver! Soma Lofts is a six storey fully rain screened building with 75 units built in 2006. This exciting building oozes style however you want to look at it. It has a modern take on loft living with over 10ft. ceilings, cleverly integrated storage plus decks, patios and rooftop decks for entertaining. The floor to ceiling windows allow for plenty of natural light while showcasing spectacular city and mountain views. Residents get to enjoy having their own cozy mobile electric fireplace, stainless steel kitchen appliances and hoodfan, granite countertops, in-suite laundry, plenty of storage and secured underground parking. This solid and fabulous building is definitely one of Vancouver's top areas to live in!

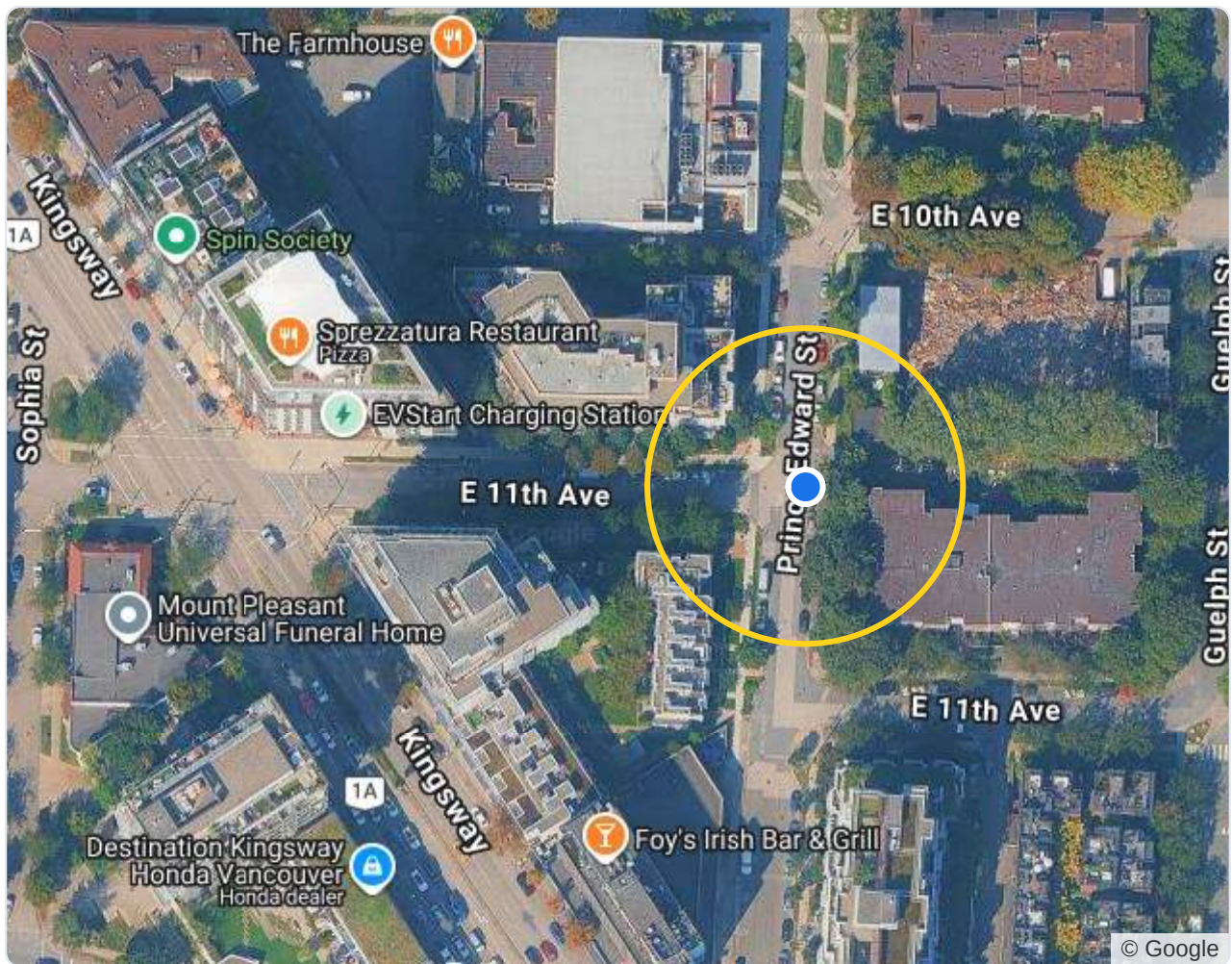
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

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

Location



Les Twarog

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