

THE INDEPENDENT

285 EAST 10th Ave. · Vancouver, BC V5T 0H6 · Mount Pleasant VE



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5 FOR SALE
FROM \$649,000

10 SOLD · 12 MO
\$510,000–\$1,240,000



Unit Mix

Studio

2 units
499 – 500 sf
from \$510,000

1 Bedroom

32 units
498 – 672 sf
from \$568,000

2 Bedroom

47 units
584 – 1,203 sf
from \$654,000

3 Bedroom

2 units
1,420 – 2,118 sf
from \$1,495,000

For Sale in The Independent & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,369	2 / 2	1048 sf	\$1,144	310 285 E 10TH AVENUE
\$1,088,000	2 / 2	904 sf	\$1,204	305 285 E 10TH AVENUE
\$680,000	1 / 1	588 sf	\$1,156	1806 285 E 10TH AVENUE
\$675,000	1 / 1	583 sf	\$1,158	506 285 E 10TH AVENUE
\$649,000	1 / 1	583 sf	\$1,113	2006 285 E 10TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$660,000	1 / 1ba	560 sf	\$1,179	2026-07-03
\$785,000	2 / 1ba	650 sf	\$1,208	2026-06-24
\$888,500	2 / 2ba	808 sf	\$1,100	2026-04-06
\$780,000	1 / 1ba	672 sf	\$1,161	2026-02-19

Value & Financing

Price Positioning

\$1155 /sq ft

Active listings here average **\$1155/sf** vs **\$1100/sf** across Mount Pleasant VE.

5% above area average

Mortgage Snapshot

\$3,108 /mo

Entry price (from) **\$649,000**

20% down payment **\$129,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2017	LEVELS 21	SUITES 257	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5422	DEVELOPER Rize
ARCHITECT Acton Ostry Architects Inc.		MANAGEMENT Dwell Property Management	

Overview

The Independent - 285 East 10th Avenue, Vancouver, BC V5T 0H6, Canada. Crossroads are East Broadway and Kingsway. The Independent is 21 stories with 257 units. Developed by Rize Alliance Properties. Architecture by Acton Ostry Architects Inc. Interior design by False Creek Design Group.

A rich, varied and vibrant expression inspired by the neighbourhood, The Independent stands as a representation of past and future. Designed into five distinct forms, each with a separate character, the building celebrates the mood and spirit of the surrounding neighbourhood and pays homage to those who made it what it is today. Crafted under the principle that better homes help make better lives, every home at The Independent was designed with livability and practicality in mind. From the induction cooktop to the custom storage units to the intuitive organization systems every detail has been tailored in consideration of how life is lived.

Nearby parks include Guelph Park, Tea Swamp Park and Major Matthews Park. Nearby schools include St. Patrick's Elementary School, Florence Nightingale Elementary School and Mount Pleasant Elementary School. The closest grocery stores are Buy-Low Foods, Home on the Range Organics Ltd. and Young's Grocery. Nearby coffee shops include Starbucks Coffee Co, Heartwood Community Cafe and Silks cafe. There are 145 restaurants within a 15 minute walk including Mill (The), La Patria Cafe and Hime Sushi.

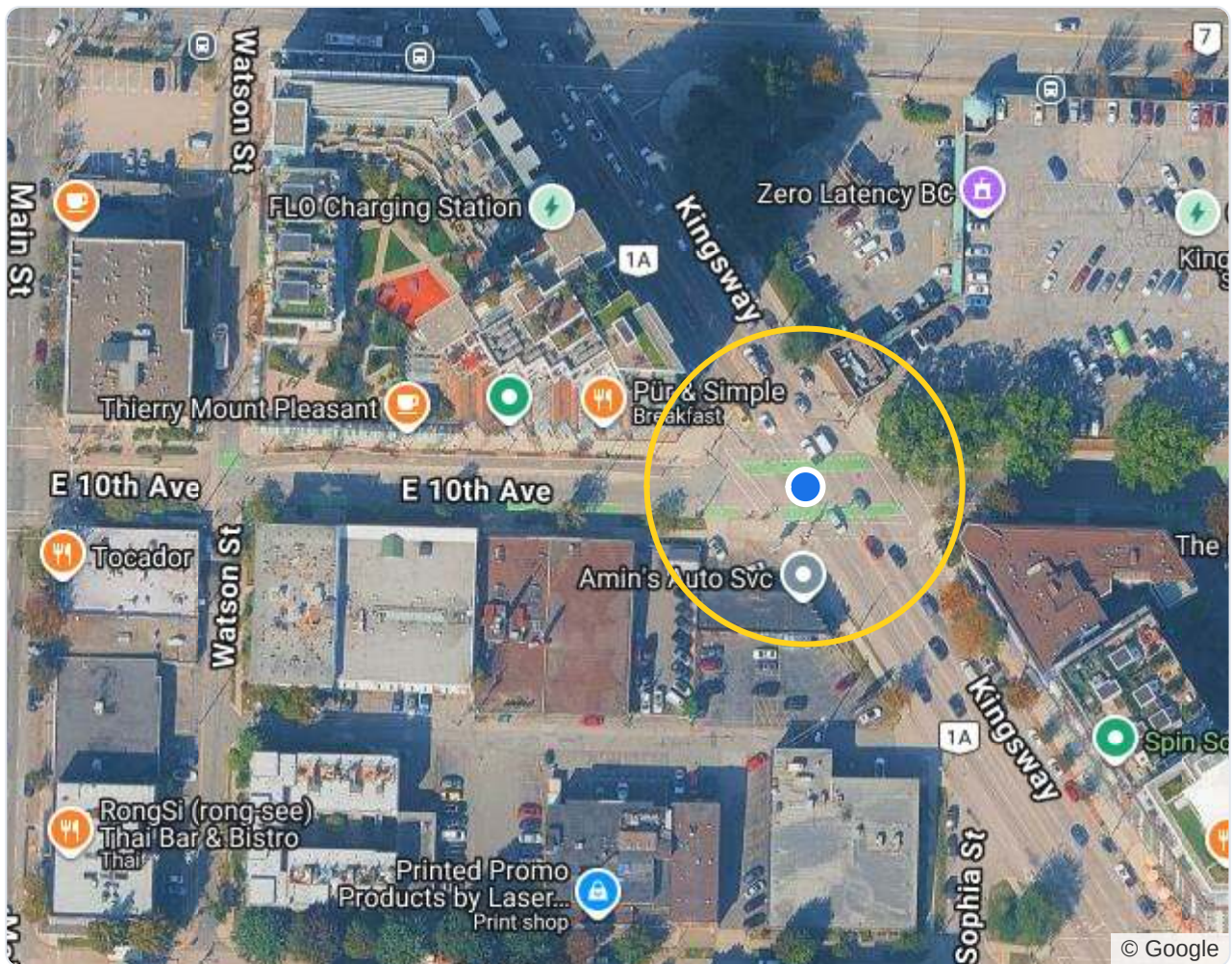
Amenities & Features

- | | |
|----------------|----------|
| ✓ Elevator | ✓ Garden |
| ✓ Rooftop Deck | |

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Hot Water | ✓ Management |
|-------------|--------------|

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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