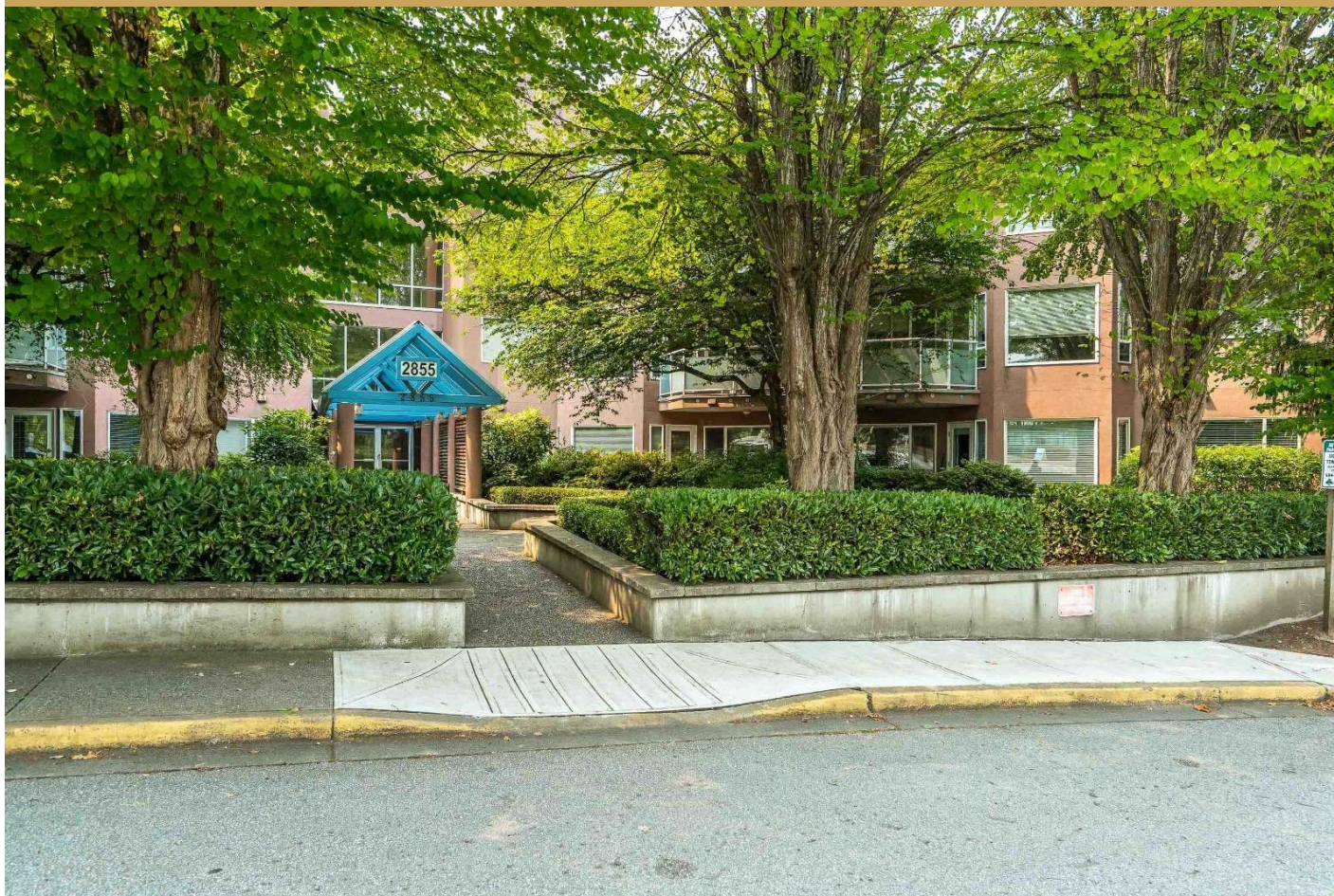


BUILDING BROCHURE

TRADEWINDS - 2855 152ND BUILDING

2855 152nd St. · Surrey, BC V4P 1H2 · King George Corridor



1 FOR SALE
FROM \$529,000



Unit Mix

1 Bedroom

2 units
910 – 910 sf
from \$360,000

2 Bedroom

9 units
933 – 989 sf
from \$415,000

For Sale in Tradewinds - 2855 152nd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$529,000	2 / 2	958 sf	\$552	203 2855 152 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$548,000	2 / 2ba	940 sf	\$583	2025-01-09
\$539,000	1 / 1ba	910 sf	\$592	2023-04-18
\$568,000	2 / 2ba	957 sf	\$594	2023-03-28
\$555,555	2 / 2ba	967 sf	\$575	2022-11-02

Value & Financing

Price Positioning

\$552 /sq ft

Active listings here average **\$552/sf** vs **\$586/sf** across King George Corridor.

6% below area average

Mortgage Snapshot

\$2,534 /mo

Entry price (from)	\$529,000
20% down payment	\$105,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1994	LEVELS 3	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1489	MANAGEMENT Crossroads Management Ltd.

Overview

Tradewinds - 2855 152nd Street, Surrey, BC V4P 1H2, Canada. Strata Plan LMS1489 - located on 152 Street and 28th Avenue in the King George Corridor neighbourhood of Surrey walking distance to Save-on-Foods, M&M Meat Shops and Safeway, banks, Starbucks, Tim Hortons. Also conveniently close to Grandview Corners with over 70 fashion, food and home furnishing stores; Future Shop, Wal-Mart, Home Depot, London Drugs, Winners, medical services, several churches, golf courses, park, fitness and recreation opportunities. White Rock and Crescent Beaches are only minutes away. Several Elementary and Secondary schools located within a 2-kilometre

radius. Direct access to public transit and major transportation routes allows an easy commute to surrounding destinations including Langley, Richmond, Downtown Vancouver and BC cities.

Built in 1994, Tradewinds offers 35 homes featuring spacious layouts, large windows, cosy gas fireplaces, open living room and dining room areas, ceramic tile floors, large kitchens with bay windows, in-suite laundries, private gardens, balconies, storage and secure parking. Maintenance fees include garbage pick-up, gardening, gas and management.

Tradewinds - comfortable living, close to shopping and amenities, minutes to the beach - make it yours today!

Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
scan or call