

BUILDING BROCHURE

JAMES

288 WEST 1st Ave. · Vancouver, BC V5Y 0A2 · False Creek



Scan to view online



4 FOR SALE
FROM \$668,000

6 SOLD · 12 MO
\$764,000–\$1,700,000



Unit Mix

1 Bedroom

41 units
565 – 855 sf
from \$668,000

2 Bedroom

29 units
730 – 1,358 sf
from \$818,888

For Sale in James & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$778,000	1 / 1	637 sf	\$1,221	705 288 W 1ST AVENUE
\$775,000	1 / 1	639 sf	\$1,213	808 288 W 1ST AVENUE
\$749,900	1 / 1	648 sf	\$1,157	217 288 W 1ST AVENUE
\$668,000	1 / 1	565 sf	\$1,182	207 288 W 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$980,000	2 / 2ba	891 sf	\$1,100	2026-07-16
\$837,000	1 / 1ba	854 sf	\$980	2026-07-13
\$1,700,000	2 / 2ba	1270 sf	\$1,339	2026-06-05
\$764,000	1 / 1ba	697 sf	\$1,096	2026-05-03

Value & Financing

Price Positioning

\$1193 /sq ft

Active listings here average **\$1193/sf** vs **\$1140/sf** across False Creek.

5% above area average

Mortgage Snapshot

\$3,199 /mo

Entry price (from)	\$668,000
20% down payment	\$133,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2012	LEVELS 13	SUITES 155	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS800	DEVELOPER Città Group

Overview

James at 288 West 1st Avenue, Vancouver, BC, V5Y 1A6. James at False Creek was built to be a place where people live their lives, not just sleep at night. The amenities offered by James include everything from a first class fitness facility to a concierge service and one of the most impressive rooftop terraces in the city. The maintenance fee includes garbage pickup, gardening, gas, hot water, fitness centre and management.

James at False Creek knows that sometimes your home is your office. The business centre at James provides you with the opportunity to meet your clients in a comfortable environment with access to a white board, boardroom seating and full wireless access.

Schools close to James are Erickson College, Elsie Roy Elementary School, Anderson National College, Reach For The Stars Montessori School, False Creek Elementary School and St. Patrick Regional Secondary School.

Crossroads are Cambie Street and West 1st Avenue.

Amenities & Features

- | | |
|---------------------|----------------|
| ✓ Air Cond./central | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | ✓ Rooftop Deck |
| ✓ Sauna/steam Room | |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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Les Twarog

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