

BUILDING BROCHURE

SANTA BARBARA - 3032 4TH BUILDING

3032 4th Ave. · Vancouver, BC V6K 1R4 · Kitsilano



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4 FOR SALE
FROM \$650,000



Unit Mix

1 Bedroom

12 units
633 – 731 sf
from \$650,000

2 Bedroom

9 units
708 – 1,021 sf
from \$798,000

For Sale in Santa Barbara - 3032 4th Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,100,000	2 / 2	1006 sf	\$1,093	26 3036 W 4 AVENUE
\$799,900	2 / 1	708 sf	\$1,130	15 3036 W 4TH AVENUE
\$699,000	1 / 1	702 sf	\$996	3068 W 4TH AVENUE
\$650,000	1 / 1	650 sf	\$1,000	3018 W 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$775,500	1 / 1ba	706 sf	\$1,098	2025-05-09
\$713,000	1 / 1ba	692 sf	\$1,030	2024-05-26
\$1,230,000	2 / 2ba	990 sf	\$1,242	2024-03-02
\$798,000	2 / 1ba	719 sf	\$1,110	2024-01-14

Value & Financing

Price Positioning

\$1055 /sq ft

Active listings here average **\$1055/sf** vs **\$1224/sf** across Kitsilano.

14% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from) **\$650,000**

20% down payment **\$130,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 4	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3195	MANAGEMENT Fraser Property Management Realty Ltd.

Overview

Santa Barbara - 3032 West 4th Avenue, Vancouver, BC V6K 1R4, Canada. Strata plan number LMS3195. Built in 1998, this building has 4 levels and 52 units. Crossroads are Balaclava Street and Bayswater Street. Nearby parks include Tatlow Park, Point Grey Park Site at Trutch Street and

Volunteer Park. Nearby schools include Intune Holistics, Certified Medical Intuitive Stephanie Lafazanos, Purple Dragon Academy Of Don Jitsu Ryu and General Gordon Elementary School. The closest grocery stores are Nadi's Produce, Art of Health Nutritional Ltd and Parthenon Super Market. Nearby coffee shops include Cafe Zucchero, Starbucks and Corner Cup Coffee House. Nearby restaurants include Milestones Grill & Bar, The Living Room Bistro and Yak & Yeti Bistro.

Maintenance fees includes garbage pickup, gardening, gas, hot water and management.

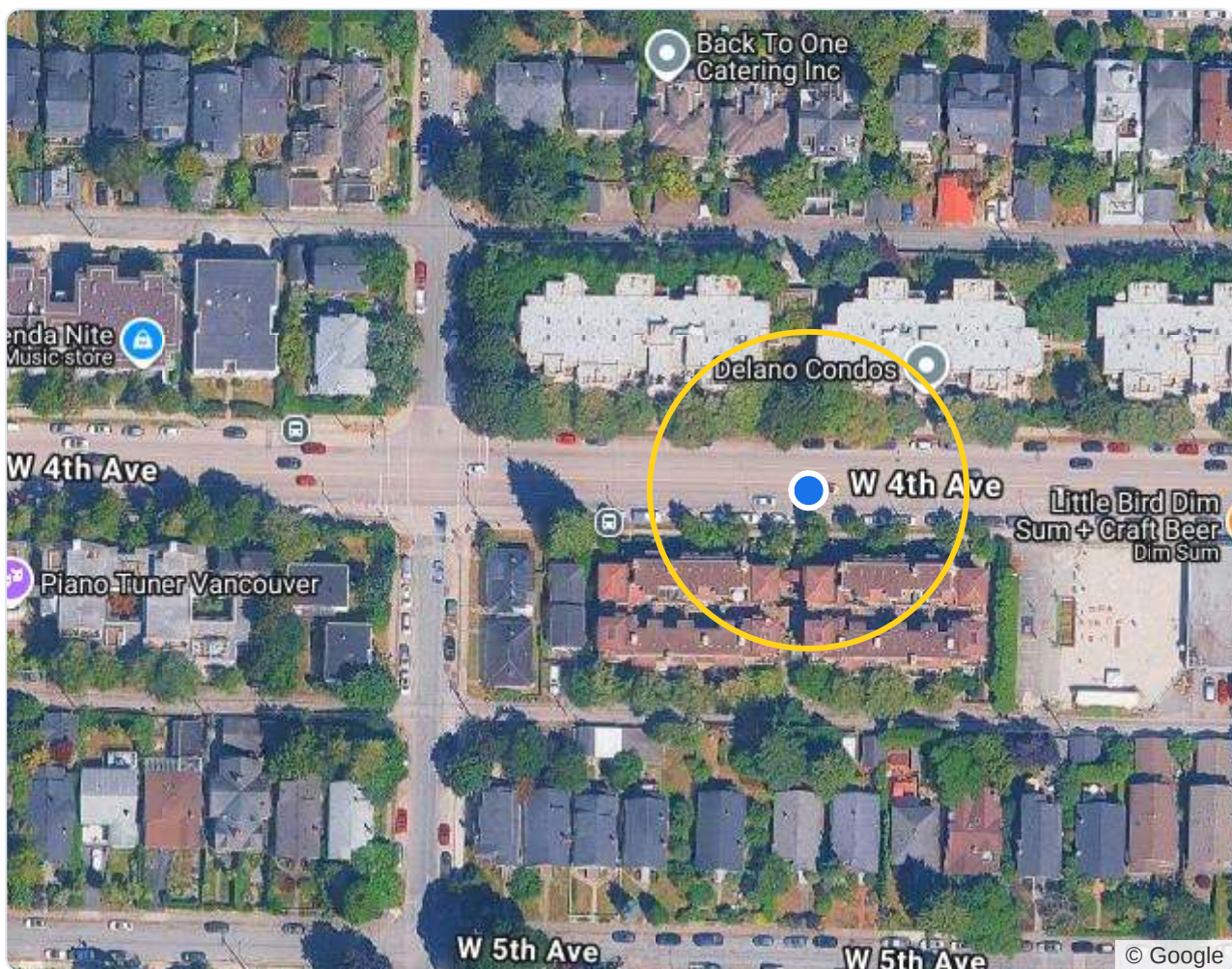
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Kitsilano

Kitsilano is one of Vancouver's most popular neighbourhoods. The first people living in the area were the Squamish people and the neighbourhood's name is derived from a Squamish chief, August Jack Khatsahlano. Kitsilano is a laid-back residential area known for the huge saltwater Kitsilano Pool and mountain views from Kitsilano Beach. Stores selling yoga wear, outdoor gear and fashionable clothes line West 4th Avenue, the main drag, and dining options range from waterside sea...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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