

BUILDING BROCHURE

THE OAKS - 3264 OAK BUILDING

3264 Oak St. · Vancouver, BC V6H 2L3 · Cambie



Scan to view online



1 FOR SALE
FROM \$625,000

12-MO SOLD TREND
42.5

Unit Mix

1 Bedroom 6 units 678 – 749 sf from \$568,000	2 Bedroom 3 units 1,110 – 1,194 sf from \$810,000	3 Bedroom 1 unit 1,037 – 1,037 sf from \$1,165,000
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For Sale in The Oaks - 3264 Oak Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$625,000	1 / 1	743 sf	\$841	205 3264 OAK STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,165,000	3 / 2ba	1037 sf	\$1,123	2024-03-13
\$605,000	1 / 1ba	678 sf	\$892	2023-05-09
\$650,000	1 / 1ba	743 sf	\$875	2023-03-11
\$945,000	2 / 2ba	1194 sf	\$791	2022-02-24

Value & Financing

Price Positioning \$841 /sq ft Active listings here average \$841/sf vs \$1198/sf across Cambie. 30% below area average	Mortgage Snapshot \$2,993 /mo Entry price (from) \$625,000 20% down payment \$125,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1977	LEVELS 3	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS296	MANAGEMENT First Service Residential

Overview

Oaks - 3264 Oak Street, Vancouver, BC V6H 2L4, strata plan VAS296 - located in Cambie Village of Vancouver West, at the crossroads Oak Street and West 17th Avenue. Oaks is close to Douglas Park, Vancouver General Hospital, Shaughnessy Park, schools and King Edward Mall. Pilates Centre, Douglas Park with its community centre, West Vancouver Municipality, Canada Safeway, Edith Cavell Elementary, Grimmet Park, Simon Fraser Elementary, St. Patrick Elementary, Vancouver City Hall, City Square Shopping Centre and Vancouver General Hospital are minutes away. The bus stops at the door of the complex, Broadway-City Hall Station and King Edward Station are short drive away. Oaks was built in 1976 with a frame-wood construction and brick exterior finishing. There are 24 units in development and in strata. The building has many updates including fencing, plumbing, resurfaced balconies and common areas. This building offers shared laundry, a storage and secure underground parking. Most homes offer spacious rooms, large balconies and a fireplace.

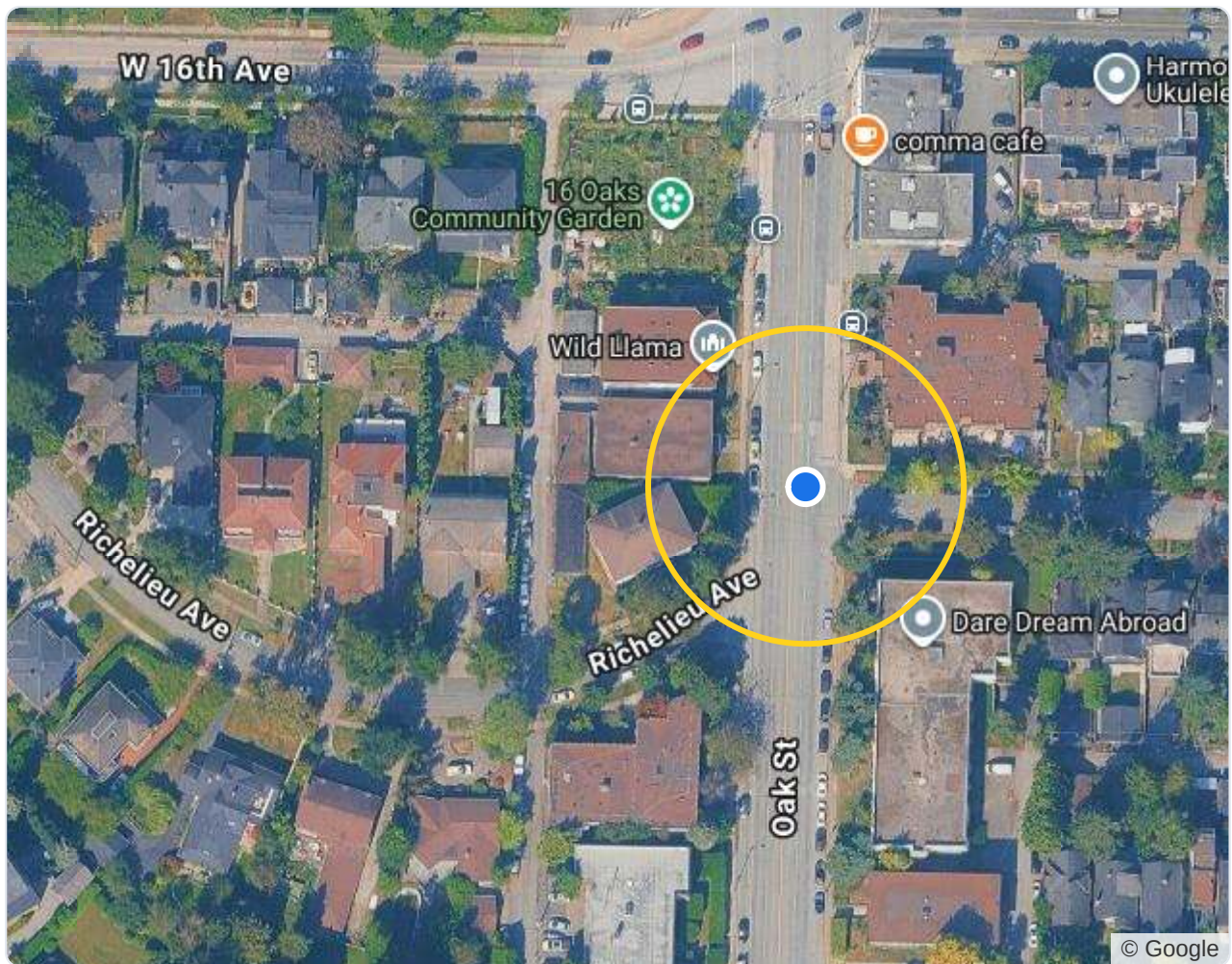
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



Les Twarog

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