

BUILDING BROCHURE

ANDREA APARTMENTS LTD

3787 WEST 4th Ave. · Vancouver, BC V6R 1M3 · Point Grey



Scan to view online



2 FOR SALE
FROM \$399,000

3 SOLD · 12 MO
\$410,000–\$3,760,000


12-MO SOLD TREND
390.6

Unit Mix

1 Bedroom 8 units 640 – 736 sf from \$399,000	3 Bedroom 2 units 1,741 – 1,974 sf from \$3,000,000	4 Bedroom 2 units 2,449 – 2,514 sf from \$3,510,000	5 Bedroom 6 units 2,822 – 3,902 sf from \$3,000,000	6 Bedroom 2 units 3,167 – 4,372 sf from \$3,588,000
8 Bedroom 1 unit 3,944 – 3,944 sf from \$4,700,000				

For Sale in Andrea Apartments Ltd & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,388,000	5 / 2	2822 sf	\$1,201	3732 W 2ND AVENUE
\$399,000	1 / 1	668 sf	\$597	208 3787 W 4TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$410,000	1 / 1ba	695 sf	\$590	2026-05-29
\$3,760,000	6 / 6ba	4372 sf	\$860	2026-05-08
\$3,328,000	5 / 1ba	3167 sf	\$1,051	2026-02-25
\$3,000,000	3 / 1ba	1741 sf	\$1,723	2024-10-01

Value & Financing

Price Positioning \$899 /sq ft Active listings here average \$899/sf vs \$1308/sf across Point Grey. 31% below area average	Mortgage Snapshot \$1,911 /mo Entry price (from) \$399,000 20% down payment \$79,800 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 1971	LEVELS 3	SUITES 42	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Shares In Co-operative		STRATA PLAN VAP4581

Overview

Andrea Apartments - 3787 West 4th Avenue, Vancouver, BC V6R 1M3 - Located on West 4th Avenue and Highbury Street in the desirable Point Grey subarea of Vancouver West, close to Jericho Park, McBride Park and Seaside Bicycle Rout. Steps to Jericho Shopping Centre, West Point Grey Community Centre, Jericho Tennis Club, University Golf Club and Royal Vancouver Yacht Club. Easy access to UBC, transit and Downtown. Schools nearby include Bayview Community Elementary, Lord Byng Secondary and Bayview Community Preschool.

Andrea Apartments is a three level well run co-op complex built in 1971. It consists of 38 units featuring spacious floor plan, balcony, secure underground parking, storage locker, elevator and wheelchair access. Maintenance fees include caretaker, gardening, garbage pickup, heat, hot water and management. Don't miss your opportunity to own this amazing home.

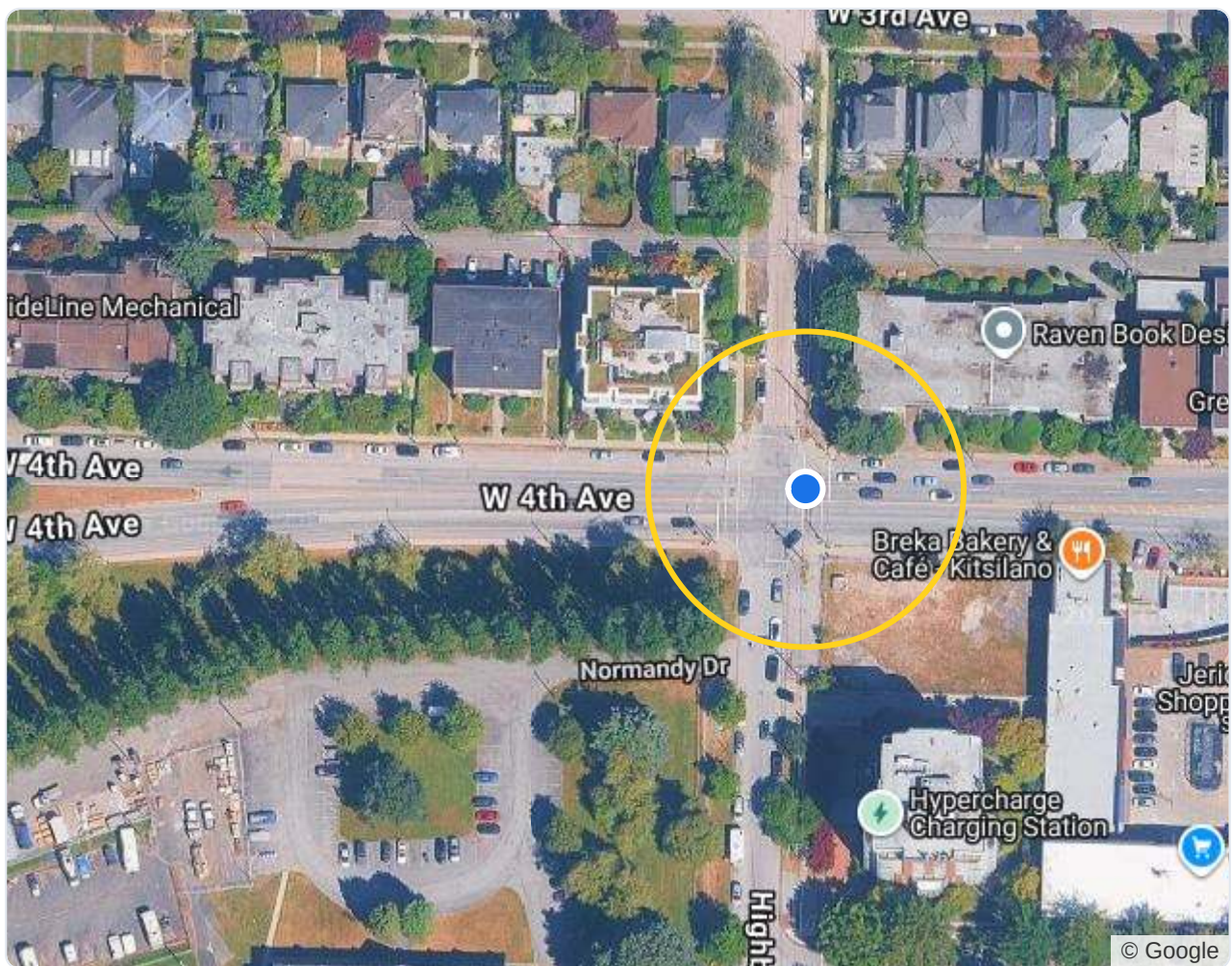
Amenities & Features

- | | |
|------------|---------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Point Grey

West Point Grey is an affluent residential neighbourhood West Point Grey is an affluent residential neighbourhood known for Jericho and Spanish Banks beach parks, which have mountain views and are popular for swimming and water sports. Casual bistros, creative sushi restaurants and high-end clothing boutiques line West 10th Avenue, the main commercial drag. Running close to the shore, the Seawall is a paved walking and biking path connecting the area with Downtown. (source: w...

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



Les Twarog

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