

BUILDING BROCHURE

EXCHANGE

388 WEST 1st Ave. · Vancouver, BC V5Y 0B2 · False Creek



Scan to view online



2 FOR SALE
FROM \$539,000

12-MO SOLD TREND
-10

Unit Mix

Studio 2 units 663 – 670 sf from \$775,000	1 Bedroom 17 units 430 – 818 sf from \$515,000	2 Bedroom 4 units 864 – 1,432 sf from \$1,070,000
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For Sale in Exchange & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$899,000	1 / 1	802 sf	\$1,121	410 388 W 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$667,888	1 / 1ba	584 sf	\$1,144	2025-04-14
\$669,000	1 / 1ba	629 sf	\$1,064	2024-06-12
\$1,135,000	2 / 2ba	864 sf	\$1,314	2024-05-06
\$944,000	1 / 1ba	818 sf	\$1,154	2024-04-21

Value & Financing

Price Positioning \$1121 /sq ft Active listings here average \$1121/sf vs \$1140/sf across False Creek. 2% below area average	Mortgage Snapshot \$2,581 /mo Entry price (from) \$539,000 20% down payment \$107,800 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 2009	LEVELS 6	SUITES 68	CONSTRUCTION Concrete
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3602	DEVELOPER Pci Group
ARCHITECT Burrowes Huggins Architects		MANAGEMENT Warrington Pci Management	

Overview

Exchange - 388 West 1st Street, Vancouver, BC V5Y 0B2, Strata Plan BCS3602. Crossroads are West 1st Street and Wylie Street located in Vancouver. Exchange has 13-storeys with 68 units in strata. Completed 2009. Maintenance fees include gardening, gas, heat, hot water and management.

Nearby Schools are Saint Patrick Regional Secondary School, St. Patrick Elementary School, Editu Cavell Elementary School, St. John's Academy and Simon Fraser Elementary School.

Supermarkets and grocery stores nearby are Whole Foods Market, Nesters Market, Save-On-Foods,

Home Growin Grocer Ltd. Nearby parks include Hinge Park, Habitat Island and Seawall.

Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Playground | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|-------------|
| ✓ Gardening | ✓ Gas |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | |

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...

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



Les Twarog

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