

BUILDING BROCHURE

OAKWOOD PARK

391 EAST 7th Ave. · Vancouver, BC V5T 4H1 · Mount Pleasant VE



1 FOR SALE
FROM \$799,000

12-MO SOLD TREND
16.5

Unit Mix

1 Bedroom

2 units

616 – 656 sf

from \$555,000

2 Bedroom

3 units

838 – 876 sf

from \$685,000

For Sale in Oakwood Park & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	2 / 1	876 sf	\$912	302 391 E 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$646,500	1 / 1ba	616 sf	\$1,050	2024-10-14
\$685,000	2 / 1ba	838 sf	\$817	2023-10-01
\$711,000	2 / 2ba	859 sf	\$828	2021-05-25
\$555,000	1 / 1ba	656 sf	\$846	2021-04-08

Value & Financing

Price Positioning

\$912 /sq ft

Active listings here average **\$912/sf** vs **\$1087/sf** across Mount Pleasant VE.

16% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1973	LEVELS 3	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN VAS139	MANAGEMENT Confidential

Overview

Oakwood Park - 391 East 7th Avenue, Vancouver V5T 4H1, VAS139 - Conveniently located in the Mount Pleasant sub-area of Vancouver East, walking distance to Best Value Market, several food

markets, ethnic food stores, coffee shops, banks and numerous Broadway and Main Street shopping opportunities and amenities. Some excellent restaurants in the area include Salt & Pepper Grill, Hennessey Dining Lounge, Athens Pizza, Dallas Pizza and several Japanese, Chinese and Greek restaurants. Several parks surround the area, Sahalli Park is across the street. St. Francis Xavier Elementary and St. Patrick's High School are among the list of schools in the neighbourhood. Busses and Skytrain provide direct access to Downtown Vancouver and neighbouring cities.

Built in 1974, Oakwood Park consists of 30 condo units featuring spacious living areas, large bedrooms, in-suite storage and balconies. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water and management.

Oakwood Park - close to shopping, surrounded by parks - move to this trendy neighbourhood today!

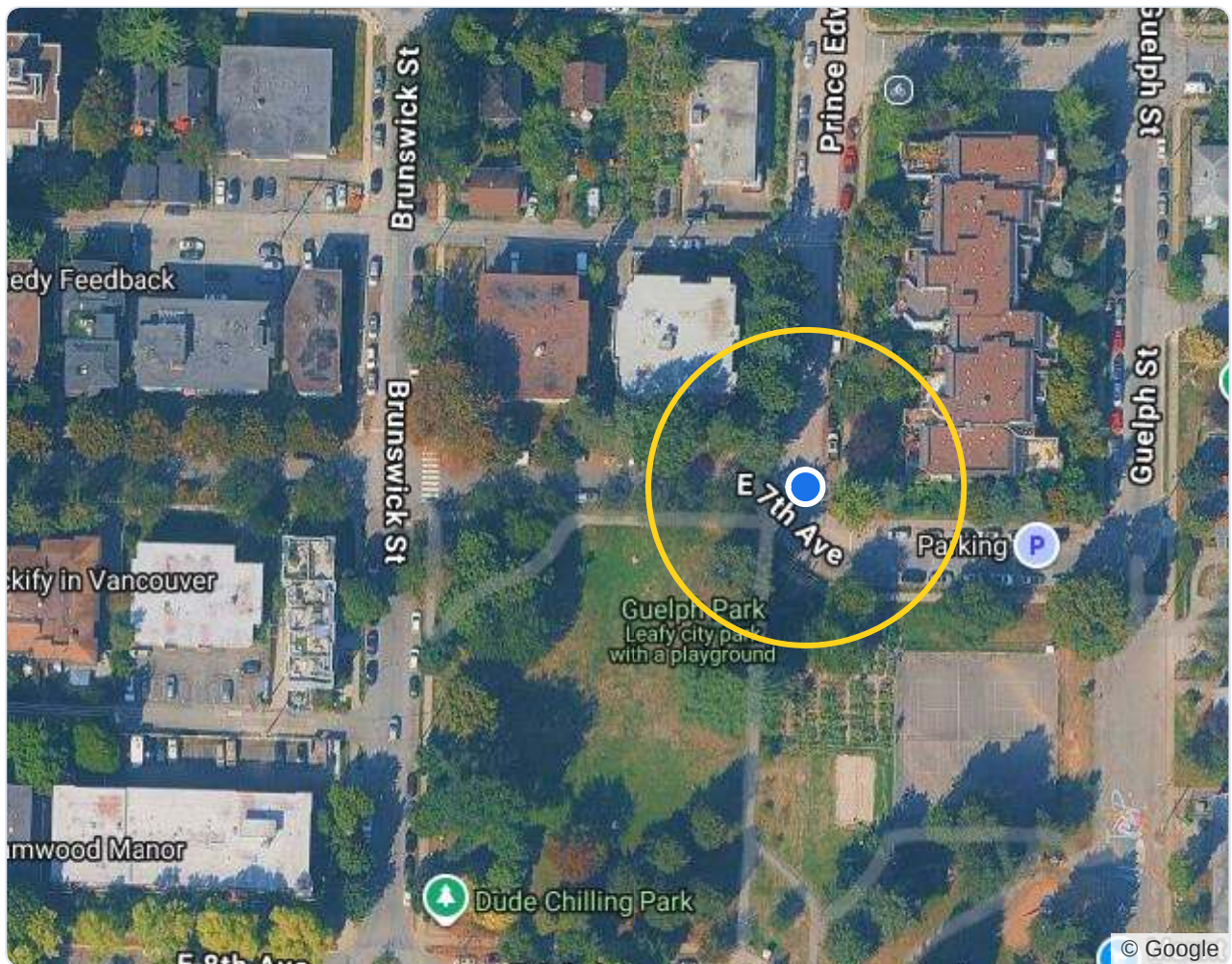
Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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