

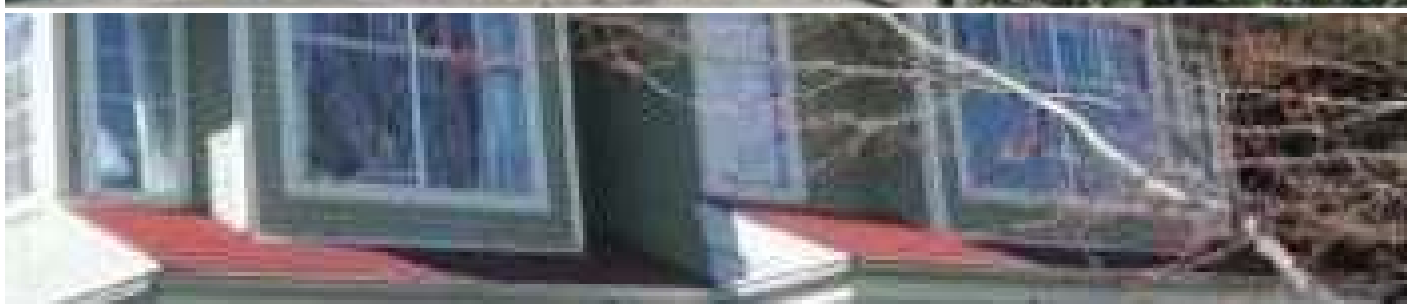
BUILDING BROCHURE

# EMPRESS COURT - 4155 SOPHIA BUILDING

4155 Sophia St. · Vancouver, BC V5V 3V4 · Main



Scan to view online



**1** FOR SALE  
FROM \$1,335,000

**1** SOLD · 12 MO  
\$1,575,000–\$1,575,000

12-MO SOLD TREND  
22.8

# Unit Mix

### 2 Bedroom

5 units  
1,114 – 1,256 sf  
from \$1,280,200

### 3 Bedroom

1 unit  
1,358 – 1,358 sf  
from \$1,575,000

## For Sale in Empress Court - 4155 Sophia Building & Complex

1 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS       |
|-------------|--------------|---------|---------|----------------------|
| \$1,335,000 | 2 / 2        | 1219 sf | \$1,095 | 5 4149 SOPHIA STREET |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,575,000 | 3 / 2ba | 1358 sf | \$1,160 | 2026-02-24 |
| \$1,383,000 | 2 / 2ba | 1228 sf | \$1,126 | 2025-01-21 |
| \$1,425,000 | 2 / 2ba | 1256 sf | \$1,135 | 2024-05-06 |
| \$1,280,200 | 2 / 2ba | 1114 sf | \$1,149 | 2023-06-18 |

## Value & Financing

### Price Positioning

**\$1095** /sq ft

Active listings here average \$1095/sf vs \$1147/sf across Main.

5% below area average

### Mortgage Snapshot

**\$6,394** /mo

Entry price (from) **\$1,335,000**

20% down payment **\$267,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1991</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>18</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS2585</b> | MANAGEMENT<br><b>Confidential</b>   |

## Overview

The Empress Court at 4155 Sophia St, Vancouver, BC, V5V 2G5 - VAS2585. Built in 1991 with 18 units over 3 levels. Located in the Main area of Vancouver East, at the crossroads of Sophia

## Amenities & Features

## Maintenance Fees Include

- ✓ Management

## Location



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