

BUILDING BROCHURE

EMPRESS COURT - 4163 SOPHIA BUILDING

4163 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

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



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 - 4163 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 1991	LEVELS 3	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2585	MANAGEMENT R Jang & Associates Ltd

Overview

Empress Court is located at 4163 Sophia Street, Vancouver, BC, V5V 2G5 - VAS2585. Built in 1991 with 18 units over 3 levels. Located in Main area of Vancouver East, at the crossroads of Sophia Street and E King Edward Avenue. Complex features include in-suite laundry, storage, wheelchair access and a garden. Just a block from Main Street trendy shops, Kiddo, David Livingstone Elementary and Sir Charles Tupper Secondary School. Near to King Edward Park, Queen Elizabeth Park and Nat Bailey Stadium. Also just a few minutes away from BC Womens Hospital & Health Centre Foundation.

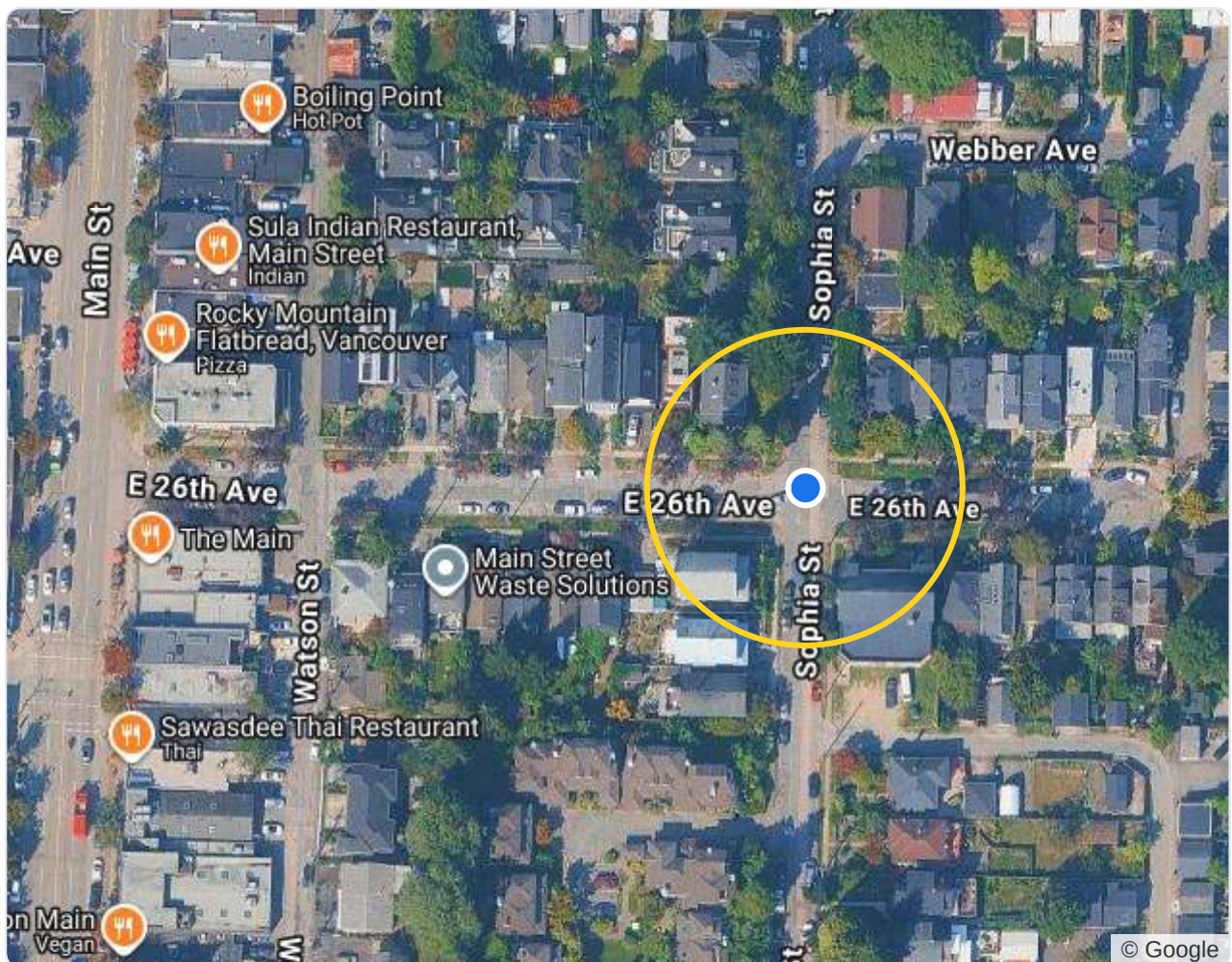
Amenities & Features

- ✓ Garden
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Gardening

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call