

# NIL - 48 LEOPOLD BUILDING

48 Leopold Pl. · New Westminster, BC V3L 2C6 · Downtown NW



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**1** FOR SALE  
FROM \$429,900

12-MO SOLD TREND  
29.8

## Unit Mix

### 1 Bedroom

2 units  
695 – 697 sf  
**from \$312,000**

### 2 Bedroom

2 units  
745 – 944 sf  
**from \$405,000**

# For Sale in Nil - 48 Leopold Building & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS     |
|-----------|--------------|--------|-------|--------------------|
| \$429,900 | 2 / 1        | 944 sf | \$455 | 9 48 LEOPOLD PLACE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$405,000  | 2 / 1ba | 745 sf | \$544 | 2025-03-10 |
| \$395,000  | 1 / 1ba | 695 sf | \$568 | 2022-04-05 |
| \$312,000  | 1 / 1ba | 697 sf | \$448 | 2020-09-25 |

## Value & Financing

### Price Positioning

**\$455** /sq ft

Active listings here average **\$455/sf** vs **\$691/sf** across Downtown NW.

34% below area average

### Mortgage Snapshot

**\$2,059** /mo

Entry price (from) **\$429,900**

20% down payment **\$85,980**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                              |                                     |
|---------------------------|-----------------------------------------|------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1959</b> | LEVELS<br><b>3</b>                      | SUITES<br><b>12</b>          | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS138</b> |                                     |

## Overview

Nil - 48 Leopold Place, New Westminister, BC V3L 2C6, NWS138 - located in Downtown area of New Westminister, near the crossroads Leopold Place and Royal Avenue. Nil is close to Albert Crescent Park, Clinton Park, Urban Academy, Tipperary Park, One Shining Moment Child Care Centre, Sullivan Park, Queen's Park with its Arena, Queen's Park Preschool, Kids Day Care Centre and Glenbrook Ravine Park. Douglas College, Royal City Curling Club, Justice Institute of British Columbia, Glenbrook Middle School and Terry Hughes Park in a short drive distance from the development. The restaurants in the neighbourhood are Stefanos, The Keg Steakhouse and Barı»ç, Taverna Greka, Heritage Grill and Bouthouse Restaurant. Nil is one block from the bus route and a 10-minute walk to Columbia Station.ı»ç Nil was built in 1959 with a frame-wood

construction. This three-level building has 12 units in development and in strata. The features are spacious rooms, shared laundry, a storage and an attached workshop. A lot of units have been updated and offer stainless steel appliances and hardwood floors. This building was painted in 2010 and a roof was replaced 7 years ago.

## Amenities & Features

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- ✓ Shared Laundry
- ✓ Storage

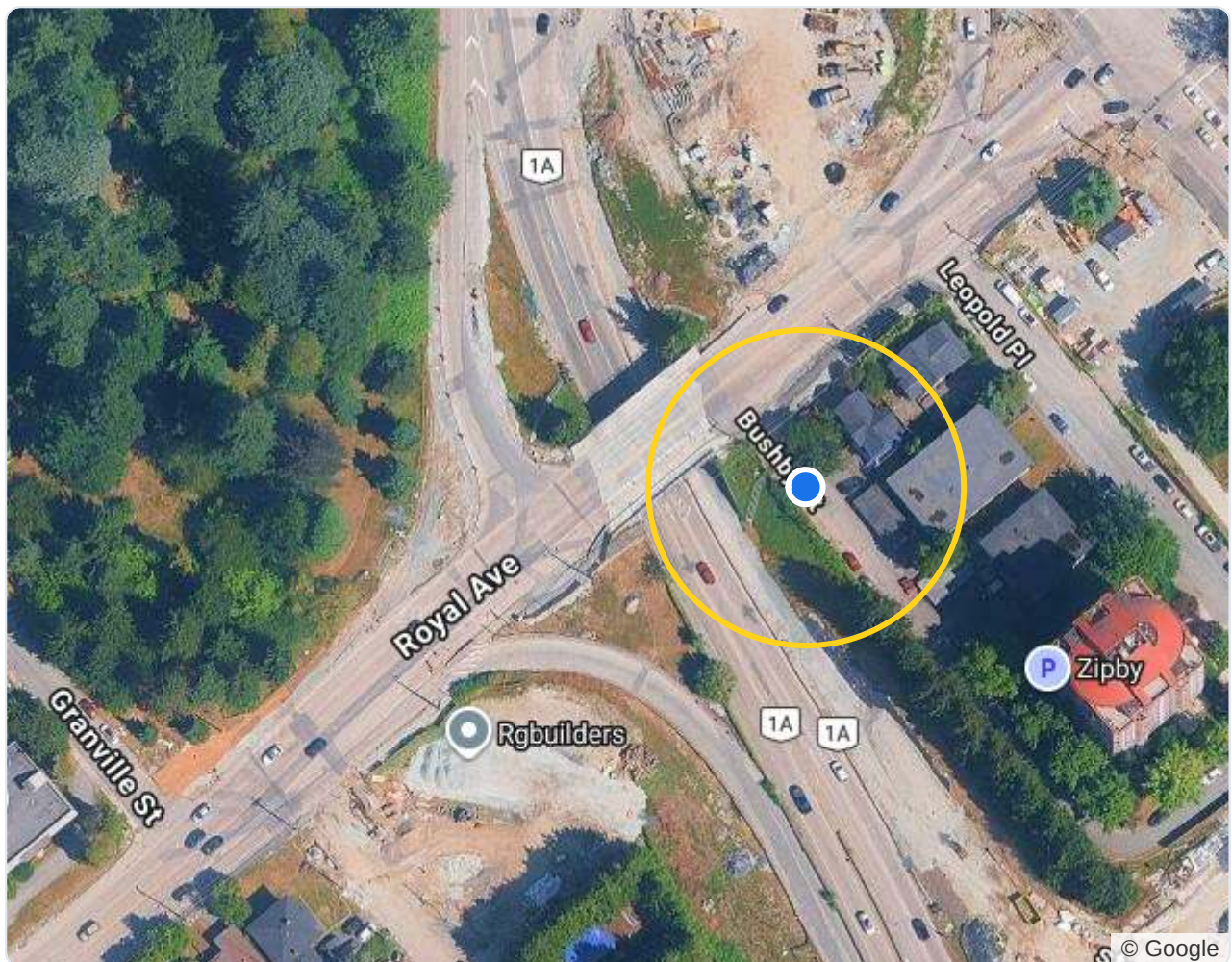
## Maintenance Fees Include

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- ✓ Cable/satellite
- ✓ Gardening
- ✓ Hot Water
- ✓ Caretaker
- ✓ Heat
- ✓ Management

## Location

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## Les Twarog

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