

BUILDING BROCHURE

PROMENADE - 5250 VICTORY BUILDING

5250 Victory St. · Burnaby, BC V5J 5H2 · Metrotown



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1 FOR SALE
FROM \$579,999

12-MO SOLD TREND
22.3

Unit Mix

2 Bedroom

3 units

975 – 1,090 sf

from \$530,000

For Sale in Promenade - 5250 Victory Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$579,999	2 / 2	975 sf	\$595	203 5250 VICTORY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$648,000	2 / 2ba	1090 sf	\$594	2024-07-07
\$530,000	2 / 2ba	1064 sf	\$498	2022-11-22

Value & Financing

Price Positioning

\$595 /sq ft

Active listings here average \$595/sf vs \$865/sf across Metrotown.

31% below area average

Mortgage Snapshot

\$2,778 /mo

Entry price (from) \$579,999

20% down payment \$116,000

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 33	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3401	MANAGEMENT Associa

Overview

Promenade - 5250 Victory Street, Burnaby, BC V5J 5H2, NWS3401 - Located on Victory Street and Royal Oak Avenue in the popular Metrotown subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Promenade is also close to theatres, local golf

courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Promenade include the Central Park Pitch & Putt Golf Course, Michael J Fox Theatre, SilverCity Metropolis Cinemas, Metropolis at Metrotown and Burnaby Central Park. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Promenade is a few minutes walk to Burnaby South Secondary School and Royal Oak Skytrain Station and is close to Nelson Elementary School, Bud To Bloom Licensed Family Daycare, Royal Oak College, Bright Star Montessori School, Metrotown Animal Hospital, Royal Oak Medical Centre and a wide variety of restaurants including Delicias de Alicia Cuban Food, Sasaya Bistro, Sunflower Cafe, Domino's Pizza and many others. Promenade is a three level complex built in 1990 that consists of 33 units featuring gas fireplace, in suite laundry with storage, balcony or a private patio for ground level. The complex offers storage locker, parking and wheelchair access. Maintenance fees include caretaker, garbage pickup, gardening, gas and management. Convenient location, onsite amenities.

Amenities & Features

- | | |
|------------|---------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Management |

Location



Les Twarog

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