

BUILDING BROCHURE

PHOENIX - 5388 GRIMMER BUILDING

5388 Grimmer St. · Burnaby, BC V5H 2H2 · Metrotown



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2 FOR SALE
FROM \$469,000

12-MO SOLD TREND
-8.7

BC Condos & Homes Team
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Unit Mix

1 Bedroom 12 units 600 – 645 sf from \$423,000	2 Bedroom 3 units 818 – 840 sf from \$550,000	3 Bedroom 1 unit 1,119 – 1,119 sf from \$740,000
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For Sale in Phoenix - 5388 Grimmer Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$469,900	1 / 1	603 sf	\$779	PH15 5388 GRIMMER STREET
\$469,000	1 / 1	618 sf	\$759	311 5388 GRIMMER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$502,000	1 / 1ba	614 sf	\$818	2025-07-31
\$520,000	1 / 1ba	620 sf	\$839	2024-11-30
\$700,000	2 / 2ba	818 sf	\$856	2024-10-21
\$529,600	1 / 1ba	645 sf	\$821	2023-12-16

Value & Financing

Price Positioning \$769 /sq ft Active listings here average \$769/sf vs \$864/sf across Metrotown. 11% below area average	Mortgage Snapshot \$2,246 /mo Entry price (from) \$469,000 20% down payment \$93,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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LEVELS 4	SUITES 51	CONSTRUCTION Frame - Wood	EXTERIOR Mixed
TITLE TO LAND Freehold Strata	STRATA PLAN BCS4286	DEVELOPER Dimex Group	

Overview

Phoenix - 5388 Grimmer Street, Burnaby, BC V5H 2H2, Strata Plan No. BCS4286, 4 levels, 51 units 4 Commercial units, built 2011, crossing roads: Grimmer Street and Kingsway. Developed by Dimex Group, Phoenix is a contemporary new development located in the popular South Burnaby community of Metrotown, at Kingsway and Royal Oak Avenue. The project includes four levels of residential strata units and features ground level mixed use commercial spaces between 625 to 1147 square feet along Grimmer Street.

This limited collection of 1, 2 & 3-bedroom condos ranging from 608 to 1126-square-feet reflects unique architecture marked by a distinctive courtyard. Inside, contemporary interiors boasts open-plan layouts, 9' ceiling, laminate floors throughout, engineered tile floors, quartz counters, glass tile backsplash, and spa-inspired bathrooms. Expansive floor-to-ceiling windows bring in natural light and large balconies provide extra space for outdoor living.

At the heart of Metrotown, Phoenix is situated just a block away from Kingsway and steps away from Fitness World, White Spot, Safeway, London Drugs, and Royal Oak SkyTrain Station with both Metrotown Shopping Center and Crystal Square Mall very close by. There is also excellent access to local schools such as Marborough Elementary, Windsor Elementary, Nelson Elementary and Burnaby South Secondary, Bonsor Recreation Complex, and Deer Lake Park. With Skytrain route, downtown Vancouver and YVR airport are just minutes away. A new hub that is central to everything Burnaby and Greater Vancouver has to offer.

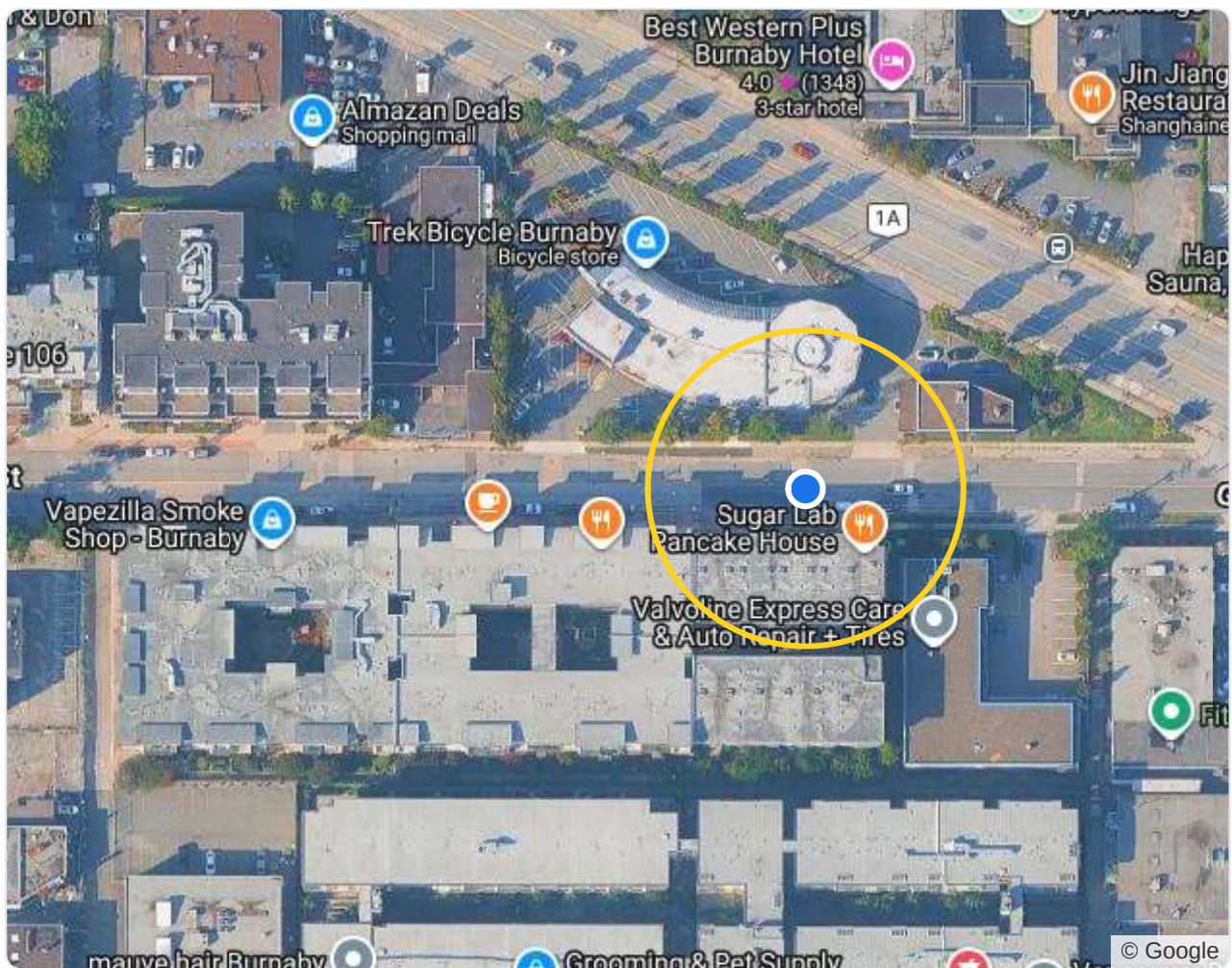
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Garden

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Gardening
- ✓ Management

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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