

BUILDING BROCHURE

# THE TERRACES - 5733 CAMBIE BUILDING

5733 Cambie St. · Vancouver, BC V5Z 4H2 · Oakridge



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**1** FOR SALE  
FROM \$988,000

# Unit Mix

## 1 Bedroom

1 unit  
1,008 – 1,008 sf  
**from \$1,018,888**

## 2 Bedroom

1 unit  
1,254 – 1,254 sf  
**from \$988,000**

# For Sale in The Terraces - 5733 Cambie Building & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS         |
|------------------|--------------|---------|-------|------------------------|
| <b>\$988,000</b> | 2 / 2        | 1254 sf | \$788 | 502 5733 CAMBIE STREET |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF   | DATE       |
|--------------------|---------|---------|---------|------------|
| <b>\$1,018,888</b> | 1 / 2ba | 1008 sf | \$1,011 | 2023-04-19 |

# Value & Financing

## Price Positioning

**\$788** /sq ft

Active listings here average **\$788/sf** vs **\$1199/sf** across Oakridge.

**34% below area average**

## Mortgage Snapshot

**\$4,732** /mo

|                     |                      |
|---------------------|----------------------|
| Entry price (from)  | <b>\$988,000</b>     |
| 20% down payment    | <b>\$197,600</b>     |
| Rate / amortization | <b>5.24% · 25 yr</b> |

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

|                           |                                         |                               |                                                     |
|---------------------------|-----------------------------------------|-------------------------------|-----------------------------------------------------|
| YEAR BUILT<br><b>1985</b> | LEVELS<br><b>6</b>                      | SUITES<br><b>32</b>           | CONSTRUCTION<br><b>Concrete</b>                     |
| EXTERIOR<br><b>Brick</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>VAS1499</b> | MANAGEMENT<br><b>Condex Property Management Ltd</b> |

# Overview

The Terraces - 5733 Cambie Street, Vancouver, BC, V5Z 4H2, strata plan VAS1499. The Terraces is a 6-storey building with 32 residential units located close to Oakridge Mall, Safeway and walking distance to Queen Elizabeth Park, Langara Golf. Steps to Canada Line Station. Convenient to Airport, Downtown and Richmond Centre. Maintenance fee includes garbage pickup, gardening, gas and management. Crossroads are 41st Avenue and Cambie Street. Close to Solomon



Academy, Langara College, King David High School and Ecole Rose-des Vents. Oakridge Mall offers banks, pharmacies, boutique shopping, restaurants and more.

## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

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

## Location



## Neighbourhood & Walkability — Oakridge

Oakridge is generally considered as a rectangular section of Vancouver that is bordered by the major thoroughfare Granville Street on the west and the busy multicultural route of Main Street on the east. West 41st Avenue marks the north border, with West 57th Avenue as the southern edge of the neighbourhood. Oak Street and Cambie Street, both among Vancouver's busiest roads, also

run north-south through Oakridge, making for plenty of traffic during morning and evening rush  
ho...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



**Les Twarog**

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