

BUILDING BROCHURE

THE WESBROOK

5838 Berton Ave. · Vancouver, BC V6S 0A5 · University







2 FOR SALE
FROM \$1,399,900

1 SOLD · 12 MO
\$1,988,000–\$1,988,000



Unit Mix

2 Bedroom
8 units
1,640 – 1,650 sf
from \$1,399,900

3 Bedroom
13 units
1,651 – 2,691 sf
from \$1,780,000

For Sale in The Wesbrook & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$2,098,000	3 / 3	1916 sf	\$1,095	801 5838 BERTON AVENUE
\$1,399,900	2 / 2	1640 sf	\$854	302 5838 BERTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,988,000	3 / 3ba	1916 sf	\$1,038	2026-05-30
\$1,898,000	2 / 2ba	1650 sf	\$1,150	2025-03-01
\$2,365,000	3 / 3ba	2691 sf	\$879	2024-10-21
\$1,510,000	2 / 2ba	1642 sf	\$920	2024-09-08

Value & Financing

Price Positioning

\$974 /sq ft

Active listings here average **\$974/sf** vs **\$1226/sf** across University.

Mortgage Snapshot

\$6,704 /mo

Entry price (from) **\$1,399,900**
20% down payment **\$279,980**

21% below area average

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 2009	LEVELS 17	SUITES 65	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN BCS3567	DEVELOPER Aspac Development Ltd.
ARCHITECT Mcm Architects		MANAGEMENT Self Managed	

Overview

The Wesbrook - 5838 Berton Avenue, Vancouver, BC V6S 0A5, Strata Plan BCS3567, 17 levels, 65 units in strata and in the development, completed 2010 - located at the corner of Berton Avenue and Wesbrook Mall in the heart of Wesbrook Place UBC neighborhood. The Wesbrook is the luxury high-rise of south campus neighborhood of UBC, rising 17 storeys and offering unequalled mountain and ocean views and truly livable home designs. Cladding in glowing Mankato limestone & glass, this tower offers the ultimate in quality finishing which is developed and designed by Aspac Development Ltd. and MCM Architects. The Wesbrook consists of 65 condos and townhouses ranging from 1,640 to 2,400 sf.

The interiors are superb with 9" ceilings, air conditioning, Lutron lighting, expansive wraparound patios, Bremworth 100% wool carpeting, Miele appliances, Snaidero cabinets, flawless quartz counters, stone and heated tile floors in the main and ensuite baths. The building will have a fitness room, a billiards room and library as well as a guest suite and community auto, plus a 24/7 concierge.

The Wesbrook is a short walk to Pacific Spirit Park's 1,900 acres of gorgeous forest, trails and beaches, as well as the new Wesbrook Village Centre including a community centre, Save-On Foods, small neighborhood shops and services such as a hair salon, florist, bank, bakery, cafs and restaurants. Chan Centre for the Performing Arts and the Museum of Anthropology are just a stone throws away from your front doorstep. For children, there is the UBC Child Care, one of the best in BC, while University Hill Elementary and High School are consistently ranked among the top public schools in Canada. The Wesbrook is managed by Colliers International 604-662-2630. 2 Pets Allowed (cats or dogs OK), Rentals Allowed.

Amenities & Features

✓ Elevator

✓ Garden

- ✓ In Suite Laundry
- ✓ Storage

- ✓ Recreation Center

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

Location



Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be build at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

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



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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