

JADE – 5911 COONEY BUILDING

5911 Cooney Rd. · Richmond, BC V6X 4H2 · Brighthouse



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**4** FOR SALE
FROM \$599,000**4** SOLD · 12 MO
\$417,500–\$978,000

Unit Mix

1 Bedroom

14 units
554 – 1,130 sf
from \$415,000

2 Bedroom

7 units
855 – 920 sf
from \$578,000

3 Bedroom

7 units
1,407 – 1,557 sf
from \$850,000

4 Bedroom

1 unit
3,484 – 3,484 sf
from \$1,999,000

For Sale in Jade - 5911 Cooney Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,999,000	4 / 6	3484 sf	\$574	1702 5933 COONEY ROAD
\$975,000	3 / 3	1546 sf	\$631	903 5933 COONEY ROAD
\$629,000	2 / 2	914 sf	\$688	611 5933 COONEY ROAD
\$599,000	2 / 2	920 sf	\$651	409 5933 COONEY ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$515,000	1 / 1ba	692 sf	\$744	2026-07-29
\$850,000	3 / 3ba	1428 sf	\$595	2026-07-16
\$417,500	1 / 1ba	559 sf	\$747	2026-05-23
\$978,000	3 / 3ba	1546 sf	\$633	2026-05-09

Value & Financing

Price Positioning

\$636 /sq ft

Active listings here average **\$636/sf** vs **\$828/sf** across Brighthouse.

23% below area average

Mortgage Snapshot

\$2,869 /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 15	SUITES 100	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS468	DEVELOPER Pinnacle International Group

Overview

The Jade - 5911 Cooney Road, Richmond, BC V6X 4H2, Strata Plan No. BCS468, 15 levels, 100 units, built 2003. Located at the corner of Cooney Road and Westminster Hwy in the heart of downtown Richmond, Jade is a grand 15-storey concrete and glass tower by Pinnacle Int'l. Jade

comprises 5 live/work units at 5911 Cooney, 92 condo units at 5933 Cooney and 3 commercial units at 8311 and 8331 Westminster HWY.

These five one bedroom live/work homes ranging over to 1491 sq. ft features living studio upstairs with full kitchen and wide store front retail/commercial unit downstairs plus C7 zoning allows for various businesses. Contemporary interiors feature quality laminate flooring, granite countertops, gas stove, and insuite laundry. Jade's amenities include exercise room, club house with billiard table, lounge and party room, a conference room, rooftop terrace, a guest suite, garden area, secured gated parking, storage lockers, visitors parking, and day time concierge with 24 hours security cameras.

At the heart of Richmond Center, Jade is located just across from Lansdowne mall and Canada Line Brighthouse terminal. Very close to Kwantlen College and just steps away from hundreds of shops and restaurants with both Parker Place and Aberdeen Centre close by. There is also excellent access to local schools & community amenitie and Richmond Hospitals. With the introduction of the new Canada line Skytrain route, downtown Vancouver and YVR airport are just minutes away. A new hub that is central to everything Richmond and Greater Vancouver has to offer.

Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Garden |
| ✓ In Suite Laundry | ✓ Recreation Center |

Maintenance Fees Include

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

Location



Les Twarog

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