

BUILDING BROCHURE

MCLELLAN MEWS - 5988 OLD MCLELLAN BUILDING

5988 Old Mclellan Rd. · Surrey, BC V3S 1K3 · Cloverdale BC



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1 FOR SALE
FROM \$799,900

12-MO SOLD TREND
88.2

Unit Mix

2 Bedroom

2 units
1,145 – 1,211 sf
from \$441,000

3 Bedroom

7 units
1,521 – 1,759 sf
from \$720,000

4 Bedroom

3 units
1,624 – 1,700 sf
from \$726,500

For Sale in Mclellan Mews - 5988 Old Mclellan Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,900	4 / 4	1700 sf	\$471	6 5988 OLD MCLELLAN RD ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$830,000	3 / 4ba	1521 sf	\$546	2025-01-20
\$808,000	3 / 4ba	1588 sf	\$509	2024-10-24
\$820,000	3 / 4ba	1684 sf	\$487	2024-07-27
\$850,000	3 / 4ba	1680 sf	\$506	2023-07-09

Value & Financing

Price Positioning

\$471 /sq ft

Active listings here average **\$471/sf** vs **\$572/sf** across Cloverdale BC.

18% below area average

Mortgage Snapshot

\$3,831 /mo

Entry price (from)	\$799,900
20% down payment	\$159,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2006	LEVELS 3	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1969	

Overview

Mclellan Mews - 5988 Old Mclellan Road Surrey, BC V3S 1K3, BCS1969 - Located in the Cloverdale neighbourhood in Surrey on Old Mclellan Road and 60 Avenue. This is a prime location that is close to transit, Surrey Centre Elementary, Kwantlen Polytechnic University, Cloverdale Mall, Shoppers Drugs Mart, Cloverdale Athletic Park, restaurants, recreation, medical services and more! Direct access to major highways allows an easy commute to surrounding destinations including Langley, Downtown Vancouver and White Rock. Mclellan Mews offers 24 beautiful townhomes built in 2006 and are professionally managed. Most units feature three levels, 9' ceilings, solid hardwood floors, gourmet kitchens with granite countertops, expansive windows,

insuite laundry, extra storage space, single garages with additional parking available, private fenced backyards and balconies. This is a well maintained complex with features including visitor parking and playground amenities for the kids. This is a multiple address complex that includes 16718 60 Avenue and 5988 Old McLellan Road. McLellan Mews is a small family oriented complex that offers comfortable townhome living - Live here today!

Amenities & Features

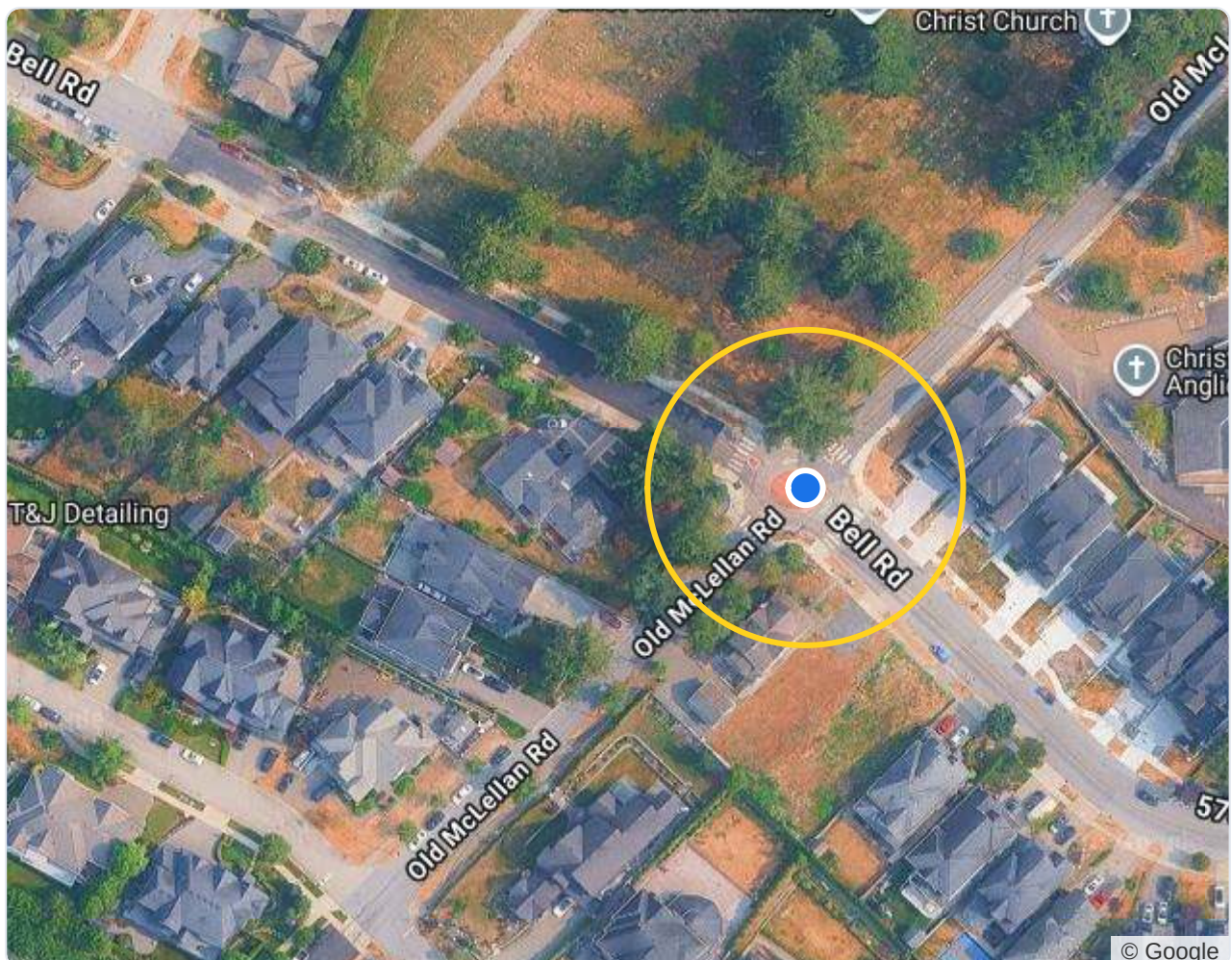
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location





Les Twarog

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