

THE FIFTH AVENUE – 612 FIFTH BUILDING

612 Fifth Ave. · New Westminster, BC V3M 1X5 · Uptown NW



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3 FOR SALE
FROM \$499,900

2 SOLD · 12 MO
\$420,000–\$499,000



Unit Mix

1 Bedroom

18 units
961 – 1,167 sf
from \$425,000

2 Bedroom

22 units
1,086 – 1,711 sf
from \$420,000

3 Bedroom

1 unit
1,794 – 1,794 sf
from \$850,000

For Sale in The Fifth Avenue - 612 Fifth Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,000	2 / 2	1711 sf	\$379	1904 612 FIFTH AVENUE
\$557,000	1 / 1	1142 sf	\$488	1405 612 FIFTH AVENUE
\$499,900	1 / 1	1072 sf	\$466	1705 612 FIFTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$420,000	2 / 2ba	1286 sf	\$327	2026-07-23
\$499,000	1 / 1ba	961 sf	\$519	2025-10-03
\$508,000	1 / 1ba	1090 sf	\$466	2025-07-04
\$515,000	2 / 2ba	1271 sf	\$405	2025-04-30

Value & Financing

Price Positioning

\$444 /sq ft

Active listings here average **\$444/sf** vs **\$687/sf** across Uptown NW.

35% below area average

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1991	LEVELS 21	SUITES 110	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3159	

Overview

The Fifth Avenue 612 5thAvenue, New Westminster, BC V3L 1X5, NWS3159 Located in the heart of the desirable Uptown area. This twenty-one storey concrete high rise building features 110 units and captures the views of the North Shore Mountains, Fraser River and Mount Baker. It is conveniently located steps to Royal City Shopping Center, Moody Park, Sullivan Park, tennis courts, restaurants, medical facilities, library, banks and transportation. The Fifth Avenue is a well

maintained and well managed building that has amazing amenities including an outdoor pool, whirlpool/hot tub, sauna, games room with billiards, exercise center, party and meeting rooms, lounge, library, bike room and a beautifully landscaped garden. Enjoy a nice BBQ or relaxing day in your very own large private patio. Residents also get the convenience of having an In-suite laundry, storage locker and secured underground parking. This is definitely an amazing building that you can call home!

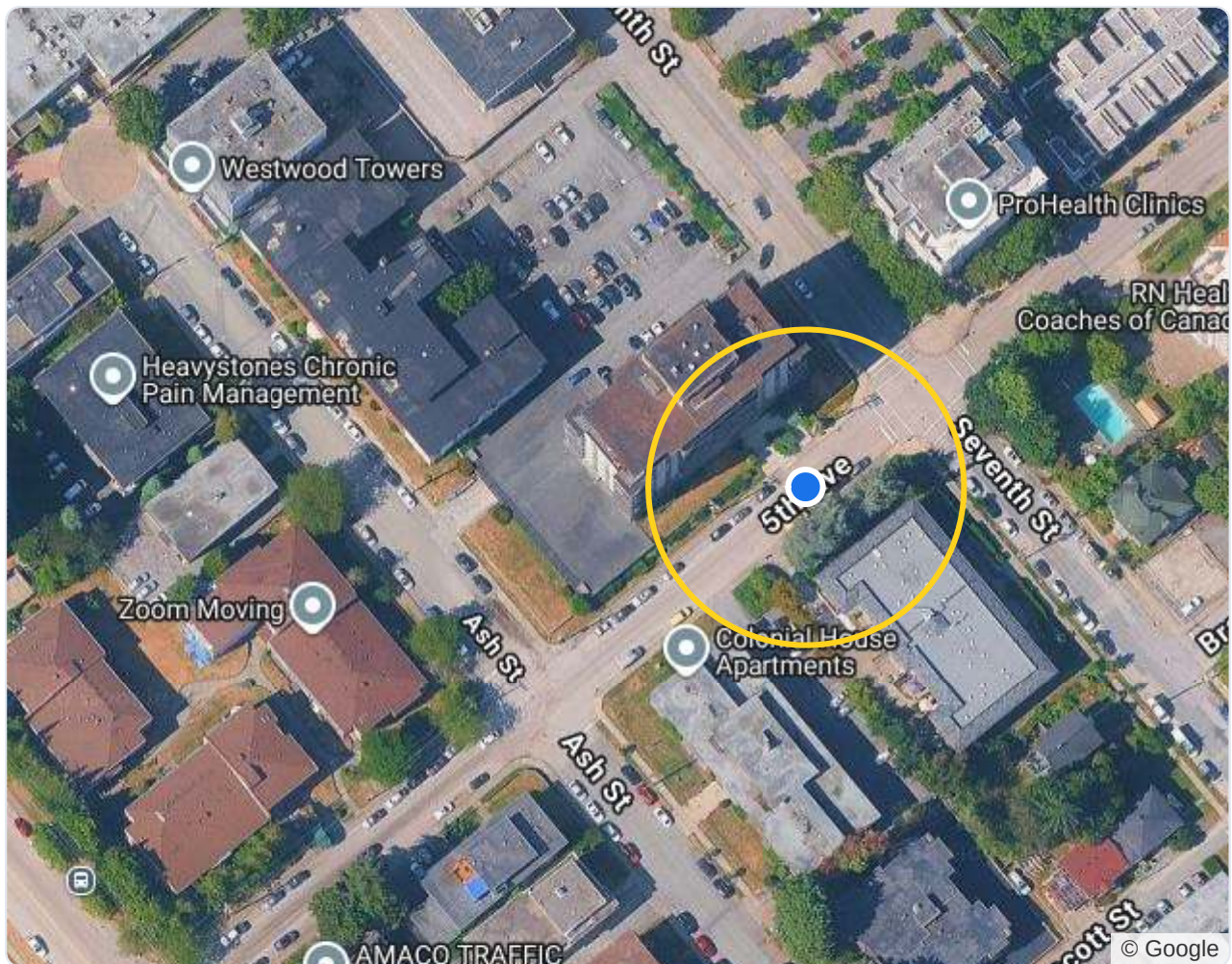
Amenities & Features

- | | |
|-----------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Pool; Outdoor | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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