

BUILDING BROCHURE

6262 ASH STREET

6262 Ash St. · Vancouver, BC V5Z 3G9 · Oakridge



Scan to view online



1 FOR SALE
FROM \$1,699,000

12-MO SOLD TREND
17

Unit Mix

1 Bedroom 1 unit 883 – 883 sf from \$745,000	3 Bedroom 4 units 1,469 – 1,743 sf from \$1,350,000	4 Bedroom 2 units 1,776 – 1,778 sf from \$1,699,000
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For Sale in 6262 Ash Street & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,699,000	4 / 3	1778 sf	\$956	6 6262 ASH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,580,000	3 / 3ba	1470 sf	\$1,075	2024-05-17
\$1,750,000	4 / 3ba	1776 sf	\$985	2023-04-18
\$1,425,000	3 / 3ba	1469 sf	\$970	2022-01-30
\$1,588,000	3 / 3ba	1743 sf	\$911	2021-09-22

Value & Financing

Price Positioning \$956 /sq ft Active listings here average \$956/sf vs \$1175/sf across Oakridge. 19% below area average	Mortgage Snapshot \$8,137 /mo Entry price (from) \$1,699,000 20% down payment \$339,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1999	LEVELS 3	SUITES 13	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3955	MANAGEMENT 604 Real Estate

Overview

6262 Ash Street, Vancouver, BC, V5Z 3N4, strata plan LMS3955, built in 1999. This 3 level townhouse complex has 13 homes. Maintenance fee includes garbage pickup, gardening and

management. 6262 Ash is located adjacent to Tisdall Park, close to Oakridge Mall and the Canada Line Station. Oakridge Mall has all the stores you need, banks, pharmacies, clothing, library and more. Crossroads are 49th Avenue and Cambie Street. Close to Forget Me Not Montessori School, Jamieson Elementary School, Langara College, Solomon Academy and King David High School.

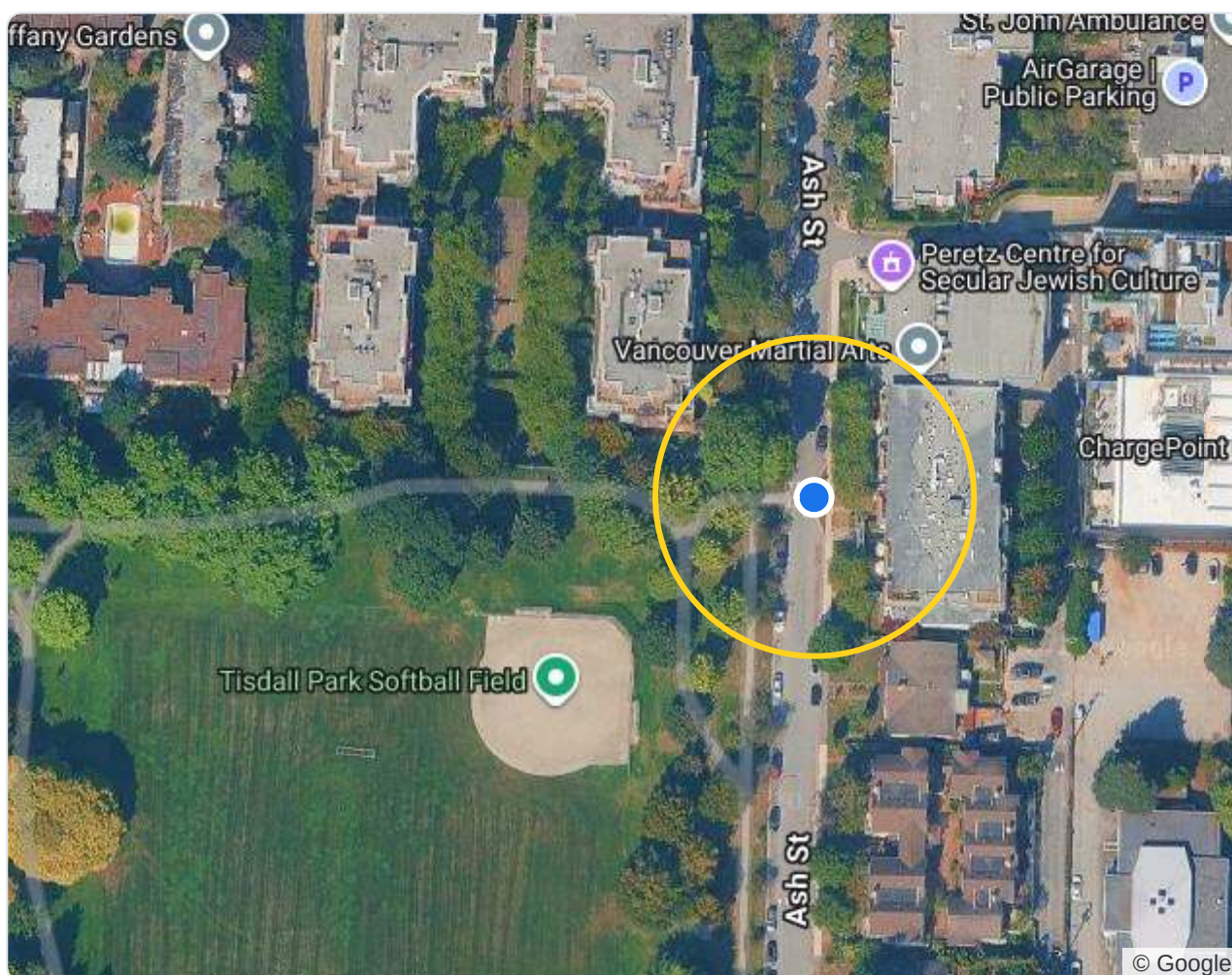
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ 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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