

BUILDING BROCHURE

PRELUDE – 6311 CAMBIE BUILDING

6311 Cambie St. · Vancouver, BC V5Z 3B2 · Oakridge



Scan to view online



1 FOR SALE
FROM \$999,000

12-MO SOLD TREND
-47.4

Unit Mix

1 Bedroom

8 units

591 – 1,170 sf

from \$680,000

2 Bedroom

5 units

848 – 1,121 sf

from \$903,000

For Sale in Prelude - 6311 Cambie Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$999,000	1 / 2	1170 sf	\$854	103 6311 CAMBIE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$680,880	1 / 1ba	591 sf	\$1,152	2025-01-20
\$841,200	1 / 2ba	1054 sf	\$798	2024-11-01
\$735,000	1 / 1ba	604 sf	\$1,217	2023-05-14
\$1,042,000	2 / 2ba	874 sf	\$1,192	2022-09-24

Value & Financing

Price Positioning

\$854 /sq ft

Active listings here average \$854/sf vs \$1168/sf across Oakridge.

27% below area average

Mortgage Snapshot

\$4,784 /mo

Entry price (from) \$999,000

20% down payment \$199,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 2014	LEVELS 7	SUITES 56	CONSTRUCTION Concrete
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2033	DEVELOPER Cedar Developments Corporation
ARCHITECT Gomberoff Bell Lyon Architects Group Inc		MANAGEMENT Compass Point	

Overview

Prelude City Homes - 6311 Cambie Street, Vancouver, BC V5Z 3B2, Canada. Strata plan number BCP49160. Crossroads are West 48 Avenue and West 46th Avenue.

Prelude is 7 stories with 52 units. Completed in 2014. Developed by Cedar Developments. Architecture by GBL ARCHITECTS. Convenient yet private, Prelude offers the tranquility of one of Vancouver's favourite communities with the buzz of city within easy reach. Nearby parks include Tisdall Park, Columbia Park and Cambie Park. Nearby schools include Dr. Annie B. Jamieson Elementary School, Sir Winston Churchill High School, Sir William Van Horne Elementary School and Sir William Osler Elementary School. The closest grocery stores are Safeway, Kin's Farm Market and Aidus International. Nearby coffee shops include Tea House, Starbucks and Murchie's Tea & Coffee (2007) Ltd. Nearby restaurants include Shi Art Express, Made In Japan Teriyaki Experience and New York Fries. Maintenance fees includes Garbage Pickup, Gas, Hot Water and Management.

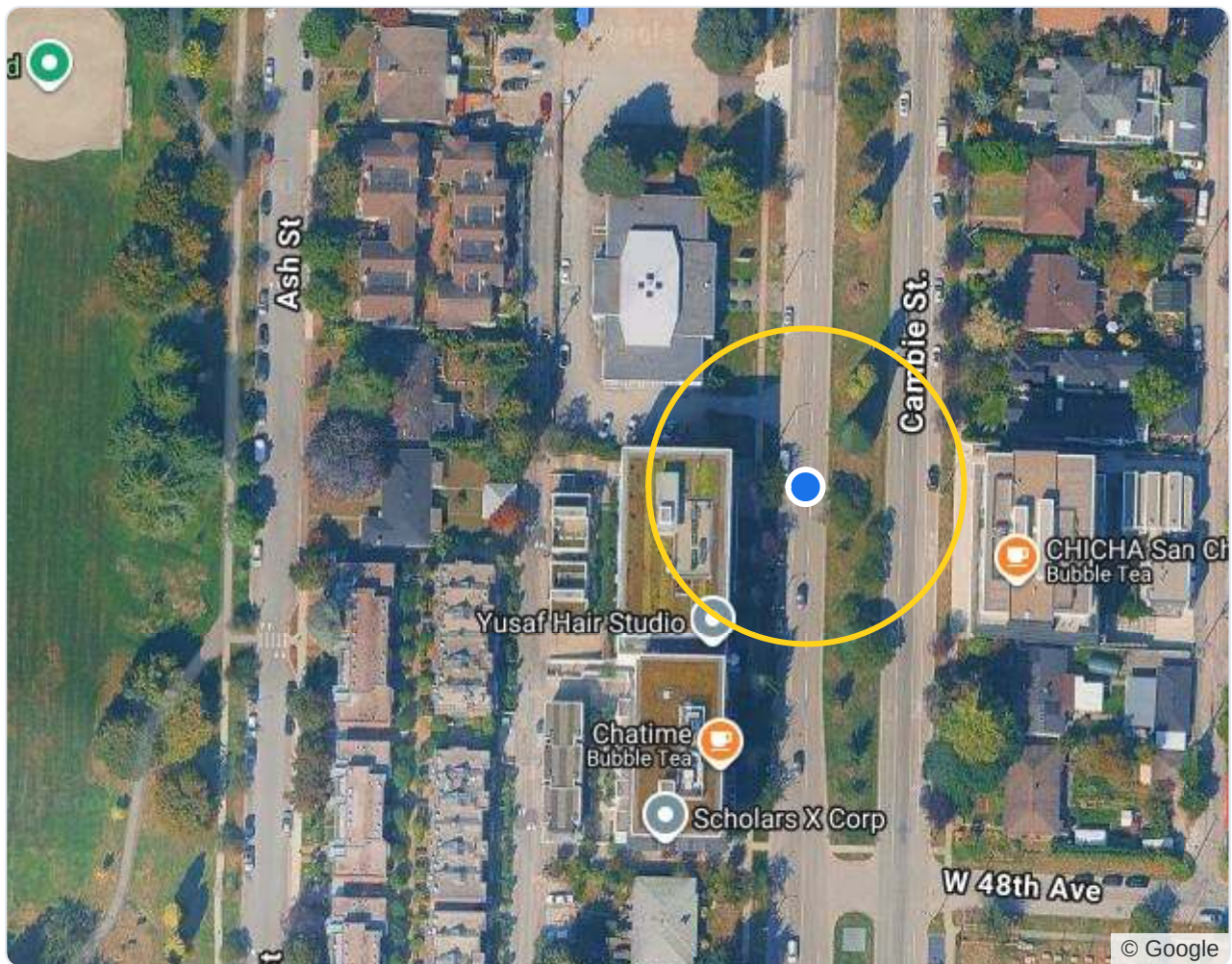
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gas |
| ✓ Hot Water | ✓ 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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