

BUILDING BROCHURE

CROSSOVER PLAZA

6460 Main St. · Vancouver, BC V5W 2V4 · Main



Scan to view online



1 FOR SALE
FROM \$669,000

Unit Mix

2 Bedroom

1 unit

969 – 969 sf

from \$669,000

For Sale in Crossover Plaza & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$669,000	2 / 2	969 sf	\$690	203 6460 MAIN STREET

Value & Financing

Price Positioning

\$690 /sq ft

Active listings here average **\$690/sf** vs **\$1137/sf** across Main.

39% below area average

Mortgage Snapshot

\$3,204 /mo

Entry price (from) **\$669,000**

20% down payment **\$133,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 2	SUITES 4	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1705	MANAGEMENT Aa Property Management Ltd.

Overview

Crossover Plaza - 6460 Main Street, Vancouver, BC V5W 2V4, BCS1705. Centrally located on Main Street and 49th Avenue in Vancouver's popular East area. This excellent setting is close to Skytrain and other public transportation, YMCA, Langara College, JW Sexsmith Community Elementary, John Henderson Elementary, John Oliver Secondary, Langara Golf Course, Queen Elizabeth Pitch and Putt Golf Course, Van Dusen Botanical Garden, parks, Sunset community Center. It is also just minutes away to Oakridge Center that offers great shopping and tons of restaurants & cafes.

Crossover Plaza is a two storey building with 4 residential units and 4 commercial units completed in 2006. It was constructed using reinforced concrete slab on grade, structural masonry support, and suspended concrete slab with wood framing on second floor. The exterior was finished with a combination of aluminium metal panels, brick veneer, aluminium windows and an EPDM roof. This building features a large private deck that's perfect for a BBQs and entertaining friends. Enjoy the convenience of having an in-suite laundry, ample storage space and secured parking. Don't miss the chance to live in this amazing neighborhood today!

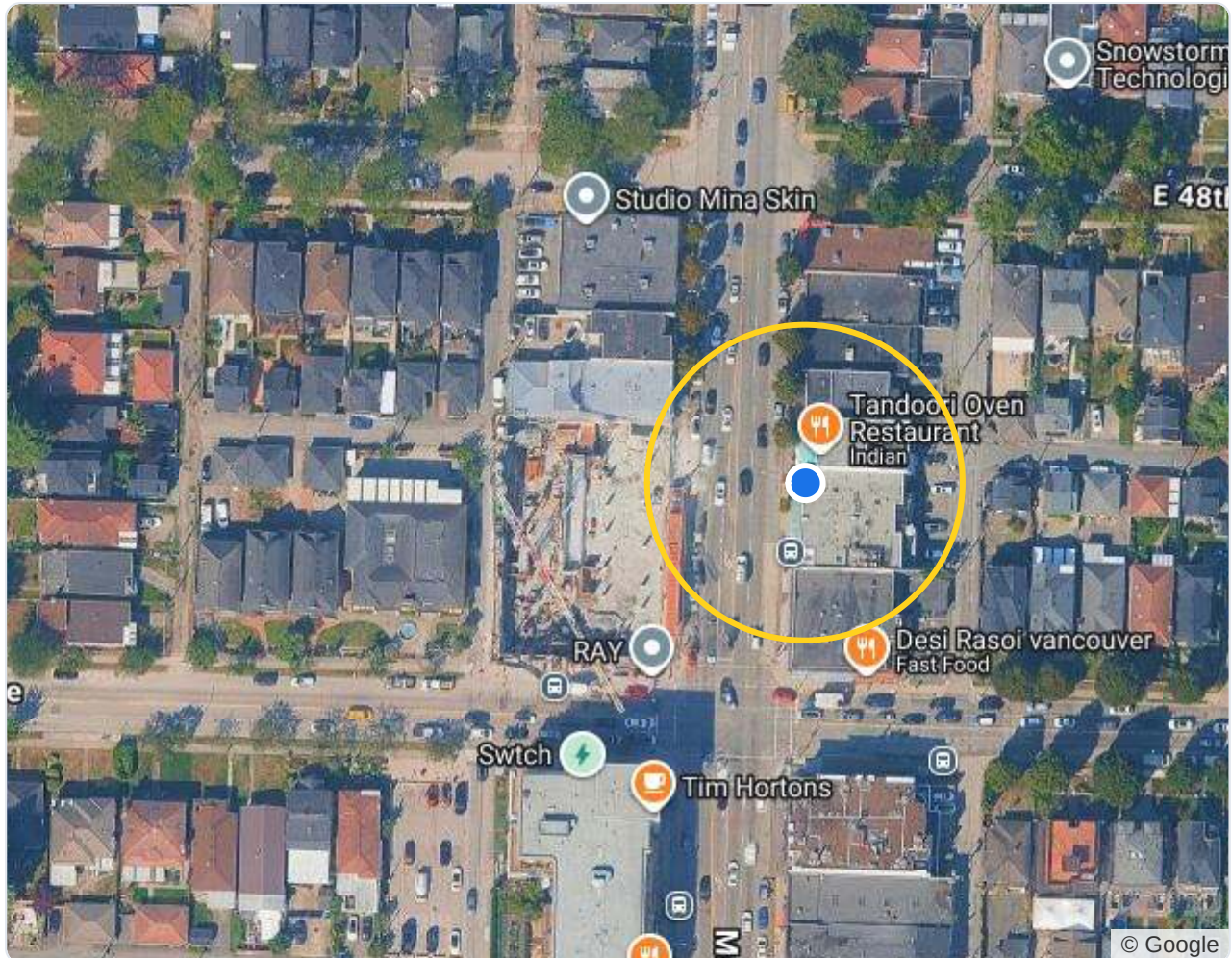
Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Gardening
- ✓ Taxes

Location



Les Twarog

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