

BUILDING BROCHURE

GOVERNORS COURT - 70 RICHMOND BUILDING

70 Richmond St. · New Westminster, BC V3L 5S8 · Fraserview NW



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3 FOR SALE
FROM \$580,000

3 SOLD · 12 MO
\$599,000-\$955,000



Unit Mix

1 Bedroom

7 units

793 – 1,026 sf

from \$420,000

2 Bedroom

28 units

1,019 – 1,998 sf

from \$443,000

For Sale in Governors Court - 70 Richmond Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$738,000	2 / 2	1416 sf	\$521	401 78 RICHMOND STREET
\$599,000	2 / 2	1096 sf	\$547	303 70 RICHMOND STREET
\$580,000	1 / 1	1003 sf	\$578	403 78 RICHMOND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$599,000	2 / 2ba	1321 sf	\$453	2026-05-09
\$622,000	2 / 2ba	1137 sf	\$547	2026-04-24
\$955,000	2 / 2ba	1998 sf	\$478	2025-10-11
\$650,000	2 / 1ba	1065 sf	\$610	2025-08-15

Value & Financing

Price Positioning

\$549 /sq ft

Active listings here average **\$549/sf** vs **\$711/sf** across Fraserview NW.

23% below area average

Mortgage Snapshot

\$2,778 /mo

Entry price (from) **\$580,000**

20% down payment **\$116,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 7	SUITES 125	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1472	MANAGEMENT Self Managed

Overview

Governor's Court - 70 Richmond Street, New Westminster V3L 5P5, LMS1472 - situated in the Fraserview area of New Westminster, close to several restaurants, coffee shops, various groceries and food markets, banks, medical services, recreational opportunities, Douglas College, a list of Elementary and Secondary schools, new theatres, Convention Centre and Westminster Quay



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RE/MAX Crest Realty · BC Condos & Homes Team

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