

BUILDING BROCHURE

DIPLOMAT

707 8th St. · New Westminster, BC V3M 3S6 · Uptown NW



Scan to view online



1 FOR SALE
FROM \$399,000

12-MO SOLD TREND
32.5

Unit Mix

Studio 1 unit 439 – 439 sf from \$348,000	1 Bedroom 10 units 414 – 621 sf from \$285,800	2 Bedroom 2 units 795 – 796 sf from \$399,000
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For Sale in Diplomat & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	2 / 1	795 sf	\$502	301 707 8TH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$383,000	1 / 1ba	509 sf	\$752	2024-12-08
\$348,000	— / 1ba	439 sf	\$793	2024-08-24
\$346,000	1 / 1ba	567 sf	\$610	2023-02-18
\$378,000	1 / 1ba	416 sf	\$909	2022-04-05

Value & Financing

Price Positioning \$502 /sq ft Active listings here average \$502/sf vs \$720/sf across Uptown NW. 30% below area average	Mortgage Snapshot \$1,911 /mo Entry price (from) \$399,000 20% down payment \$79,800 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 1977	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS920	MANAGEMENT Peak Property Management Inc.

Overview

Diplomat 707 8th Street, New Westminster, BC V3M 3S6, strata plan NWS920. Nestled between 6th and 8th Avenue in the heart of Uptown, this great location is just across from Moody Park and tennis courts. Walk to Royal City Shopping Center, Safeway, New Westminster Public Library, Massey Theatre, New Westminster Secondary School, Mercer Stadium Park and bus transit. Diplomat is a three storey low rise building that is wheelchair accessible with 54 units completed in 1977. This well managed building has two main entrances, one off 7th Avenue and the other off 8th Street. It features a lovely common courtyard garden. Residents also get the convenience of having a cozy fireplace, storage locker and secured underground parking. Enjoy a relaxing day or a BBQ in your very own private patio.

Amenities & Features

- | | |
|------------------|-----------|
| ✓ Shared Laundry | ✓ Storage |
|------------------|-----------|

Maintenance Fees Include

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

Location



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