

VILLA FRANCISCAN

708 8th Ave. · New Westminster, BC V3M 2R3 · Uptown NW



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1 FOR SALE
FROM \$450,000

2 SOLD · 12 MO
\$375,000–\$462,000



Unit Mix

1 Bedroom

5 units

642 – 796 sf

from \$306,000

2 Bedroom

6 units

907 – 933 sf

from \$382,000

For Sale in Villa Franciscan & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$450,000	2 / 1	912 sf	\$493	303 708 EIGHTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$462,000	2 / 1ba	916 sf	\$504	2025-10-21
\$375,000	1 / 1ba	672 sf	\$558	2025-09-25
\$400,000	2 / 1ba	933 sf	\$429	2025-02-02
\$395,000	1 / 1ba	642 sf	\$615	2023-02-21

Value & Financing

Price Positioning

\$493 /sq ft

Active listings here average **\$493/sf** vs **\$720/sf** across Uptown NW.

32% below area average

Mortgage Snapshot

\$2,155 /mo

Entry price (from) **\$450,000**

20% down payment **\$90,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1976	LEVELS 3	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS544	

Overview

Villa Franciscan located at 708 8th Avenue, New Westminister, BC V3M 2R3, NWS544. Excellent Uptown location that is just across Massey Theatre and ice rink. It is also just a few steps to Moody Park, Massey Theatre, New Westminister Secondary School and Public Library, Seniors Center, tennis courts, Royal City Shopping Center, Safeway, amazing restaurants, coffee houses, transportation and other amenities. Everything you need is definitely right in your doorstep! Built in 1976, Villa Franciscan is a well kept building with 32 units that features great amenities including a recreation room, workshop room, generous storage locker, shared laundry on every floor and secured underground parking for one car. There's also a large patio that's a perfect place to enjoy a

hot cup of coffee or great BBQ and a gas fireplace for those cozy evenings or cool mornings. This is utterly an amazing building that you can call home Live in this quiet neighborhood today!

Amenities & Features

- ✓ Elevator
- ✓ Recreation Center
- ✓ Storage
- ✓ Garden
- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Gardening
- ✓ Heat
- ✓ Management

Location



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