

BUILDING BROCHURE

GLENCOE ESTATES - 7473 140TH BUILDING

7473 140th St. · Surrey, BC V3W 6G5 · East Newton



Scan to view online





12 FOR SALE
FROM \$299,999

4 SOLD · 12 MO
\$465,000–\$585,000

12-MO SOLD TREND
-27.9

Unit Mix

1 Bedroom

5 units
700 – 745 sf
from \$299,999

2 Bedroom

44 units
950 – 1,264 sf
from \$340,000

3 Bedroom

43 units
1,238 – 1,894 sf
from \$475,000

For Sale in Glencoe Estates - 7473 140th Building & Complex

12 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$620,000	3 / 3	1531 sf	\$405	172 7452 138 STREET
\$610,000	2 / 1	1030 sf	\$592	121 7468 138 STREET
\$599,999	3 / 3	1544 sf	\$389	140 7480 138 STREET
\$599,998	3 / 3	1894 sf	\$317	223 7453 140 STREET
\$599,000	3 / 3	1573 sf	\$381	263 7493 140 STREET
\$595,000	3 / 3	1535 sf	\$388	161 7484 138 STREET
\$558,000	2 / 1	1020 sf	\$547	237 7447 140 STREET
\$539,000	3 / 1	1255 sf	\$429	202 13977 74 AVENUE
\$499,800	2 / 1	1019 sf	\$490	239 7447 140 STREET
\$399,900	2 / 1	981 sf	\$408	312 13977 74 AVENUE

...and 2 more — see all 12 at bccondos.net/7473-140th-st

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	2 / 2ba	1027 sf	\$453	2026-07-13
\$525,000	2 / 2ba	1020 sf	\$515	2026-04-02
\$535,000	2 / 1ba	1040 sf	\$514	2026-01-13
\$585,000	3 / 3ba	1540 sf	\$380	2025-09-21

Value & Financing

Price Positioning

\$430 /sq ft

Active listings here average **\$430/sf** vs **\$500/sf** across East Newton.

14% below area average

Mortgage Snapshot

\$1,437 /mo

Entry price (from) **\$299,999**

20% down payment **\$60,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 3	SUITES 272	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS526	MANAGEMENT National Pacific Property Management Services Ltd.

Overview

Glencoe Estates - 7473 140th Street, Surrey, BC V3W 6G5, Canada, Strata Plan NWS526, 3 levels, 272 units in the development, was built in 1976. This building is centrally located in Surreys East Newton neighbourhood. Townhouse amenities include exercise centre, in-suite laundry, playground, indoor pool, recreation center and tennis courts. Maintenance fees include caretaker, garbage pickup, gardening, management, recreation facility and snow removal. Nearest crossroads are 138th Street and 74th Avenue.

The other buildings in the complex are 13893 13th Avenue, 13897 13th Avenue, 13931 13th Avenue, 13933 13th Avenue, 13977 13th Avenue, 13891 13th Avenue, 13895 13th Avenue, 7426 138th Street, 7447 140th Street, 7451 140th Street, 7472 138th Street, 7473 138th Street, 7476 138th Street, 7480 138th Street, 7482 138th Street, 7493 140th Street, 7495 140th Street, 7484

138th Street, 7486 138th Street, 7458 138th Street, 7474 138th Street, 7470 138th Street, 7447, 7454 138th Street and 7486 138th Street.

Gleencoe Estates is close to Frank Hurt Secondary School, Kids Inn Daycare Centres, Nijars Driving School, Columbia Training Systems, Naanaz Spa, Driving Safe BC Driving School, Fruiticana, Scotio Bank, Newton Recreation Center, Lifelabs Medical Laboratory Services, Save-On-Foods, Kings Cross Shopping Centre, Real Canadian Superstore, Maruti Diamonds, Public Storage, Back in Motion Physiotherapy Surrey, Surrey Gymnastic Society, BMO Bank of Montreal and more.

Enjoy your lifestyle at Todd Crescent Park, Newton Creation Centre, Arbutus Park, Nichol Estates Park and British Manor Park. Minutes to walk to nearby restaurants include Barcelos Flame Grilled Chicken, Pho Newton, Sushi Line Japanese Restaurant, The Jin Sushi, A&W Canada-Fast food chain for burgers & root beer, Pho Tau Bay, Planet India Restaurant-Local option for tandoori & other dishes.

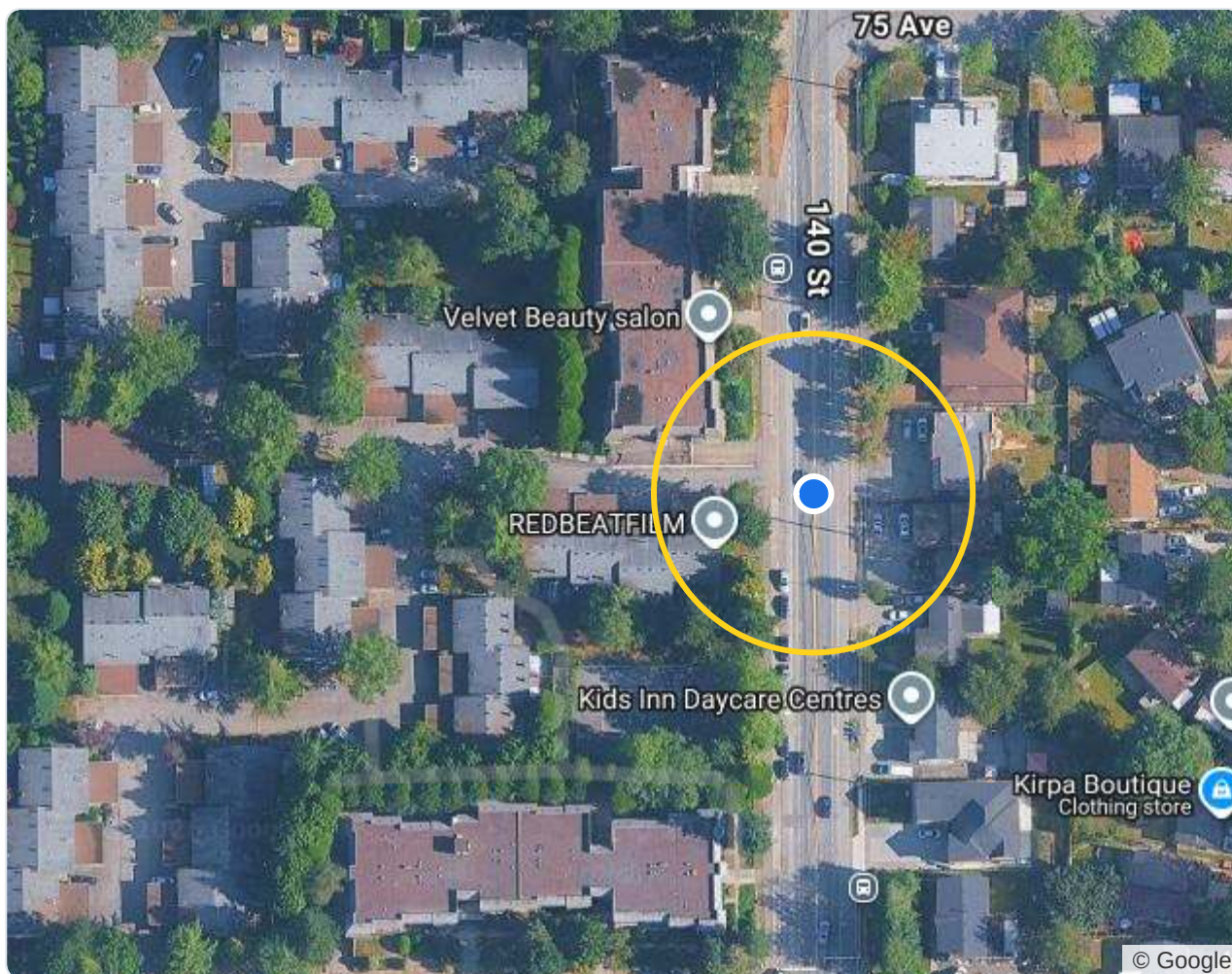
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ Playground | ✓ Pool; Indoor |
| ✓ Sauna/steam Room | ✓ Tennis Court(s) |

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — East Newton



Exceptional — most errands on foot

25 dining

8 groceries

34 transit

7 parks

within a 10-minute walk (~800 m)

Fruiticana — 7 min walk

Todd Crescent Park — 290 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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