

BUILDING BROCHURE

MELROSE - 7840 MOFFATT BUILDING

7840 Moffatt Rd. · Richmond, BC V6Y 1X8 · Brighthouse South



2 FOR SALE
FROM \$356,000

2 SOLD · 12 MO
\$402,800-\$411,000



Unit Mix

1 Bedroom

19 units
650 – 725 sf
from \$348,000

2 Bedroom

16 units
854 – 1,071 sf
from \$422,000

For Sale in Melrose - 7840 Moffatt Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$479,900	2 / 1	892 sf	\$538	101 7840 MOFFATT ROAD
\$356,000	1 / 1	654 sf	\$544	116 7760 MOFFATT ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$402,800	1 / 1ba	654 sf	\$616	2026-02-09
\$411,000	1 / 1ba	669 sf	\$614	2025-11-25
\$408,000	1 / 1ba	654 sf	\$624	2025-06-22
\$435,000	1 / 1ba	712 sf	\$611	2025-05-02

Value & Financing

Price Positioning

\$541 /sq ft

Active listings here average **\$541/sf** vs **\$777/sf** across Brighthouse South.

30% below area average

Mortgage Snapshot

\$1,705 /mo

Entry price (from)	\$356,000
20% down payment	\$71,200
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1988	LEVELS 3	SUITES 94	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2597	MANAGEMENT 604 Real Estate

Overview

Melrose - 7840 Moffatt Rd, Richmond, BC V6Y 3W6. Strata No NWS2597. Built in 1988. Three levels. Frame-wood construction. Melrose Place is located one block to Richmond Centre and Minoru Park, library, swimming pool, ice arena and field track. Blundell Elementary, Ferris Elementary and Richmond Secondary, Canada Safeway Limited, Shoppers drug mart, Brighthouse Park, Gateway Theater and Richmond hospital are nearby. The bus stops are steps away and the Brighthouse skytrain station is minutes from the complex. There are 94 units in this complex with 47 units at 7760 Moffatt Road and 47 units at 7840 Moffatt Road. The building is well maintained.

Most units have in-suite laundry, one or two parking and a locker. Some units offer large master bedroom with walk-in closet and sundecks for summer barbecues. This is a problem free building and the location people are looking for. Complex also includes bike storage, common green spaces, and lots of visitor parking. Maintenance fee includes gardening, gas, hot water and management.

Crossroads are Granville Ave and Blundell Rd»¿

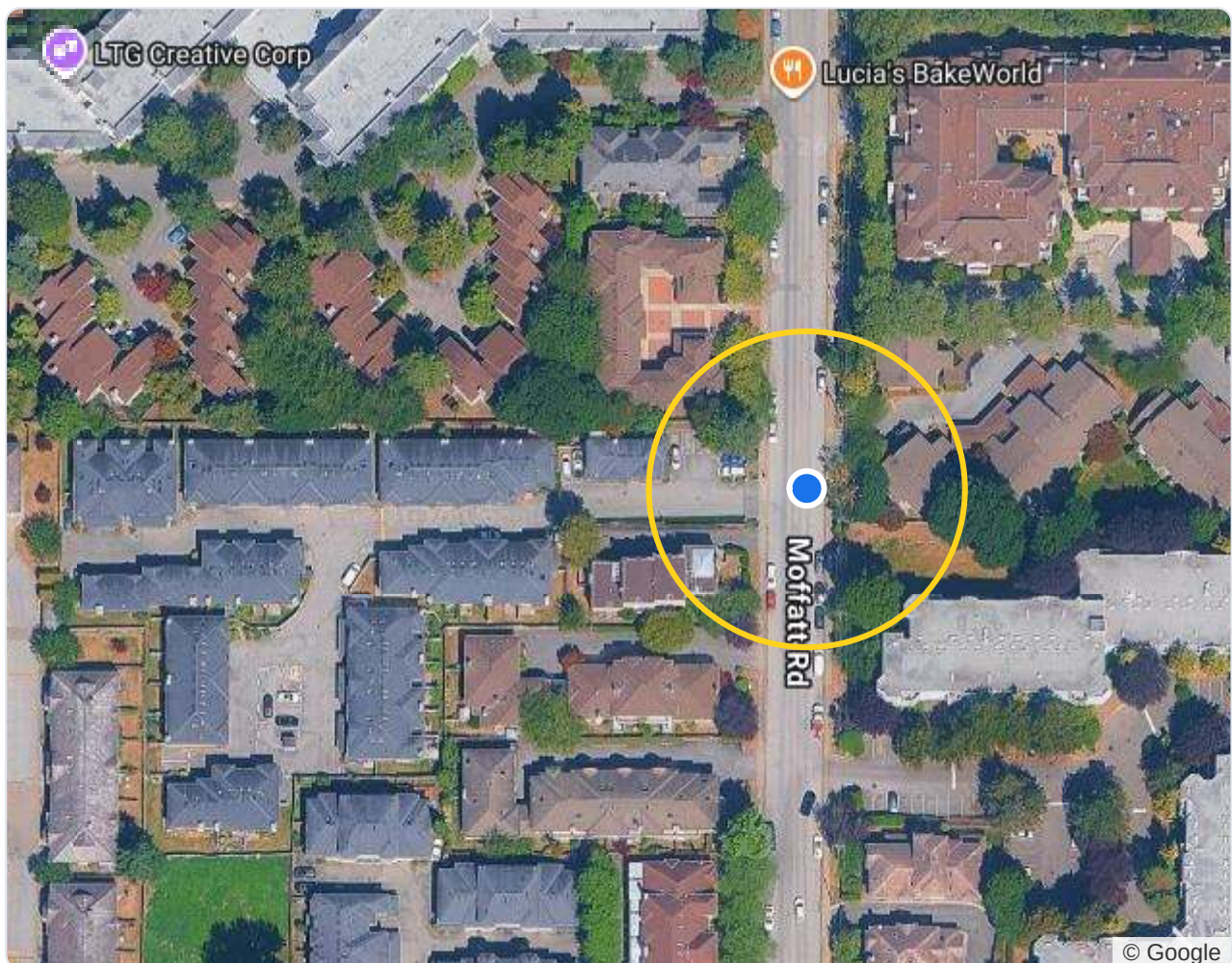
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location





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