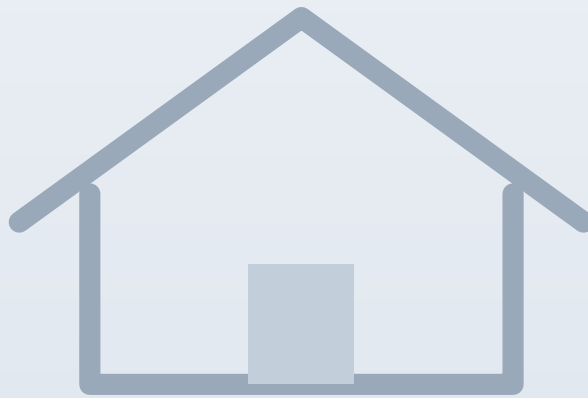


LOTUS - 809 FOURTH BUILDING

809 Fourth Ave. · New Westminster, BC V3M 0K1 · Uptown NW



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3 FOR SALE
FROM \$799,000

1 SOLD · 12 MO
\$675,000-\$675,000



Unit Mix

1 Bedroom

23 units
445 – 570 sf
from \$370,000

2 Bedroom

14 units
578 – 1,022 sf
from \$465,000

4 Bedroom

2 units
1,768 – 1,768 sf
from \$1,408,000

For Sale in Lotus - 809 Fourth Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,408,000	4 / 3	1768 sf	\$796	408 EIGHTH STREET
\$1,408,000	4 / 3	1768 sf	\$796	408 EIGHTH STREET
\$799,000	2 / 2	900 sf	\$888	406 EIGHTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$675,000	2 / 2ba	846 sf	\$798	2025-12-18
\$463,000	1 / 1ba	454 sf	\$1,020	2025-04-14
\$499,800	1 / 2ba	570 sf	\$877	2025-02-12
\$475,000	1 / 1ba	515 sf	\$922	2025-02-07

Value & Financing

Price Positioning

\$827 /sq ft

Active listings here average **\$827/sf** vs **\$704/sf** across Uptown NW.

17% above area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2017	LEVELS 1	SUITES 73	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4123	

Overview

Welcome to Lotus. Lotus is a 73-home strata residence located at 809 Fourth Avenue in New Westminister, in the Uptown neighbourhood. Completed in 2017, it is registered under Strata Plan EPS4123 and held as Freehold Strata. It sits near the intersection of Fourth Avenue & St Andrews Street.

Residents enjoy an array of amenities including bike room, club house, elevator, garden, in-suite laundry and storage, garage underground visitor parking parking and baseboard / electric heating.

Set in Uptown, New Westminster, Lotus offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

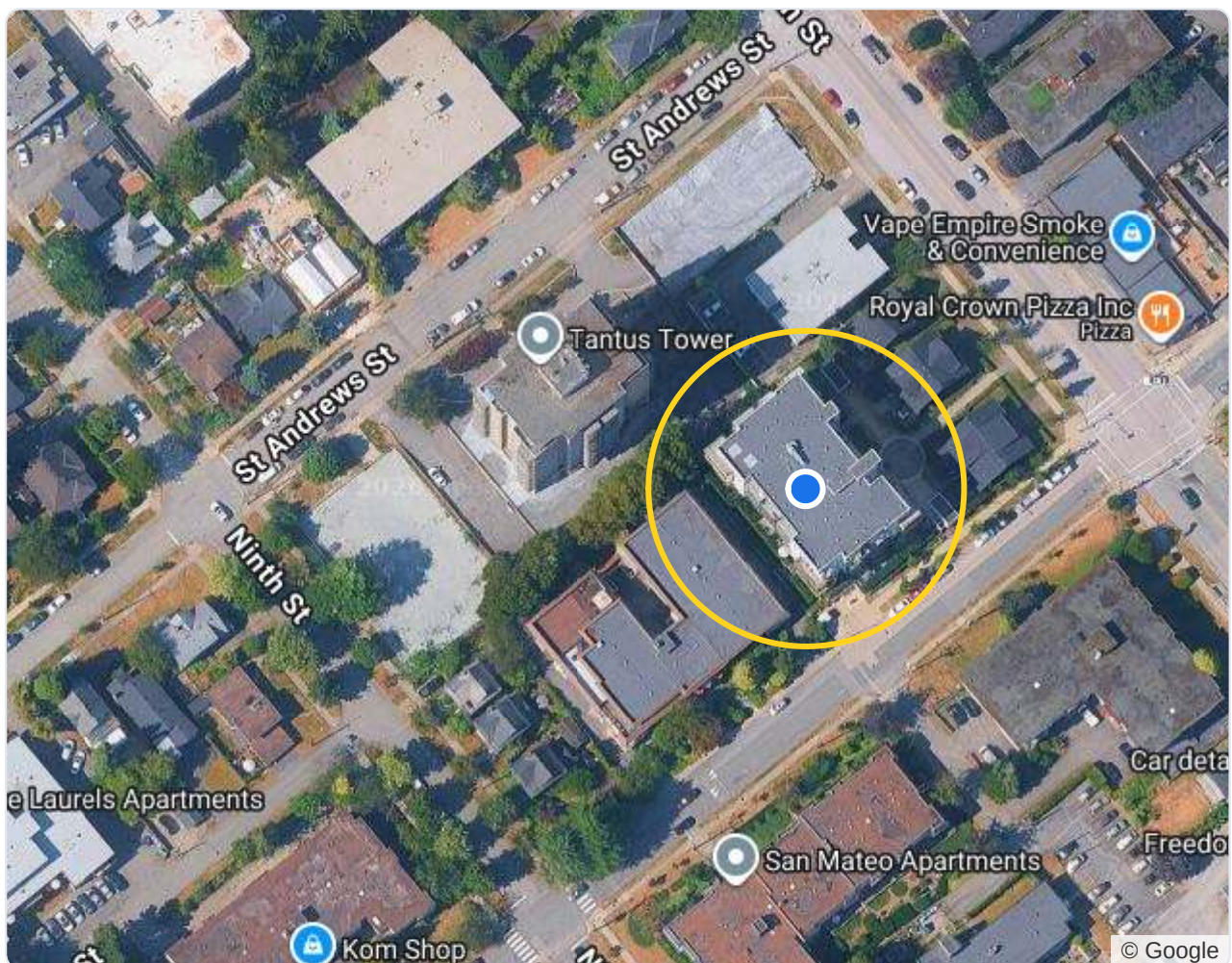
Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Club House
- ✓ Garden
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Rv Parking
- ✓ Water
- ✓ Management
- ✓ Sewer

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call