

BUILDING BROCHURE

FRASER COMMONS – 8188 FRASER BUILDING

8188 Fraser St. · Vancouver, BC V5X 0J9 · South Vancouver



Scan to view online



8 FOR SALE
FROM \$468,800

7 SOLD · 12 MO
\$466,500–\$835,000



Unit Mix

Studio

1 unit
489 – 489 sf
from \$510,000

1 Bedroom

35 units
475 – 558 sf
from \$465,000

2 Bedroom

20 units
638 – 1,011 sf
from \$655,000

3 Bedroom

4 units
992 – 1,005 sf
from \$835,000

For Sale in Fraser Commons – 8188 Fraser Building & Complex

8 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$969,000	2 / 3	1011 sf	\$958	8111 CHESTER STREET
\$928,000	2 / 2	842 sf	\$1,102	601 8181 CHESTER STREET
\$775,000	2 / 2	845 sf	\$917	1304 8188 FRASER STREET
\$699,999	2 / 2	837 sf	\$836	205 8188 FRASER STREET
\$509,800	1 / 1	530 sf	\$962	306 8138 FRASER STREET
\$499,000	1 / 1	541 sf	\$922	202 8181 CHESTER STREET
\$488,880	1 / 1	478 sf	\$1,023	208 8188 FRASER STREET
\$468,800	1 / 1	483 sf	\$971	1501 8188 FRASER STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$725,000	2 / 2ba	810 sf	\$895	2026-04-26
\$715,000	2 / 2ba	882 sf	\$811	2026-04-01
\$699,900	2 / 2ba	780 sf	\$897	2026-03-29
\$466,500	1 / 1ba	475 sf	\$982	2026-03-10

Value & Financing

Price Positioning

\$961 /sq ft

Active listings here average **\$961/sf** vs **\$1091/sf** across South Vancouver.

12% below area average

Mortgage Snapshot

\$2,245 /mo

Entry price (from)	\$468,800
20% down payment	\$93,760
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2021	LEVELS 1	SUITES 363	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS7519	

Overview

Welcome to Fraser Commons. Fraser Commons is a 363-home strata residence located at 8188 Fraser Street in Vancouver, in the South Vancouver neighbourhood. Completed in 2021, it is registered under Strata Plan EPS7519 and held as Freehold Strata. It sits near the intersection of Fraser Street & Osler Street.

Residents enjoy an array of amenities including bike room, exercise centre, elevator and storage, underground parking and forced air / heat pump heating.

Set in South Vancouver, Vancouver, Fraser Commons offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

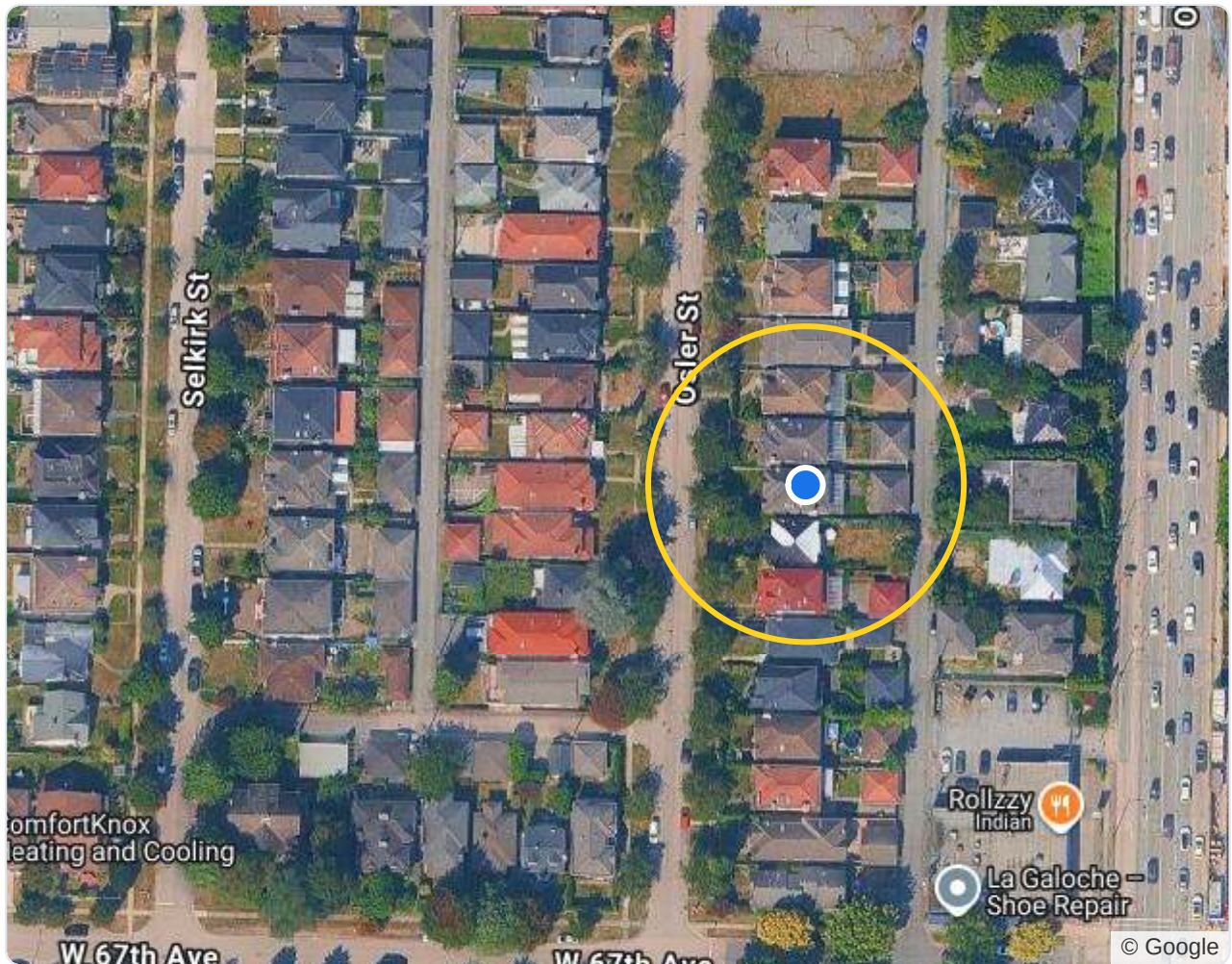
Amenities & Features

- | | |
|-------------|-------------------|
| ✓ Bike Room | ✓ Exercise Centre |
| ✓ Elevator | ✓ Storage |

Maintenance Fees Include

- | | |
|----------------|--------------|
| ✓ Concierge | ✓ Management |
| ✓ Snow Removal | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call