

BUILDING BROCHURE

CAMBRIDGE PLACE – 8411 RYAN BUILDING

8411 Ryan Rd. · Richmond, BC V7A 2E8 · South Arm





1 FOR SALE
FROM \$728,800

12-MO SOLD TREND
33.3

Unit Mix

3 Bedroom

7 units

1,379 – 1,416 sf

from \$630,000

For Sale in Cambridge Place - 8411 Ryan Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$728,800	3 / 3	1415 sf	\$515	43 8491 RYAN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$840,000	3 / 3ba	1416 sf	\$593	2025-03-21
\$775,000	3 / 2ba	1380 sf	\$562	2024-11-10
\$778,000	3 / 3ba	1379 sf	\$564	2021-09-19
\$828,000	3 / 2ba	1389 sf	\$596	2021-07-13

Value & Financing

Price Positioning

\$515 /sq ft

Active listings here average \$515/sf vs \$745/sf
across South Arm.

31% below area average

Mortgage Snapshot

\$3,490 /mo

Entry price (from) **\$728,800**

20% down payment **\$145,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1970	LEVELS 2	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS24	MANAGEMENT Pennyfarthing Management Corp.

Overview

Cambridge Place-8411 Ryan Rd, Richmond, BC V7A 2E8, Canada. Strata Plan NWS24. This 2 level townhouse complex is located on Ryan Road at Ruskin Road. It is located in a prime quiet area at South Arm Park, was built in 1970 and has 46 units in Strata. Cambridge Place features insuite laundry and lots of storage with spacious and functional layout, fenced back yard, parking for 2 vehicles spacious storage locker, garden area in fron of the building. It is close to Hugh McRoberts Secondary School, South Arm Community Centre, Childs World Preschool, South Arm Outdoor Pool, Walter Lee Elementary School, John T Errington Elementary School, Creative Expressions Preschool, Richlea Shopping Centre, Maple Lane Elementary, Richmond Country Club. Other building complex are 8431, 8451 and Ryan Road.

Amenities & Features

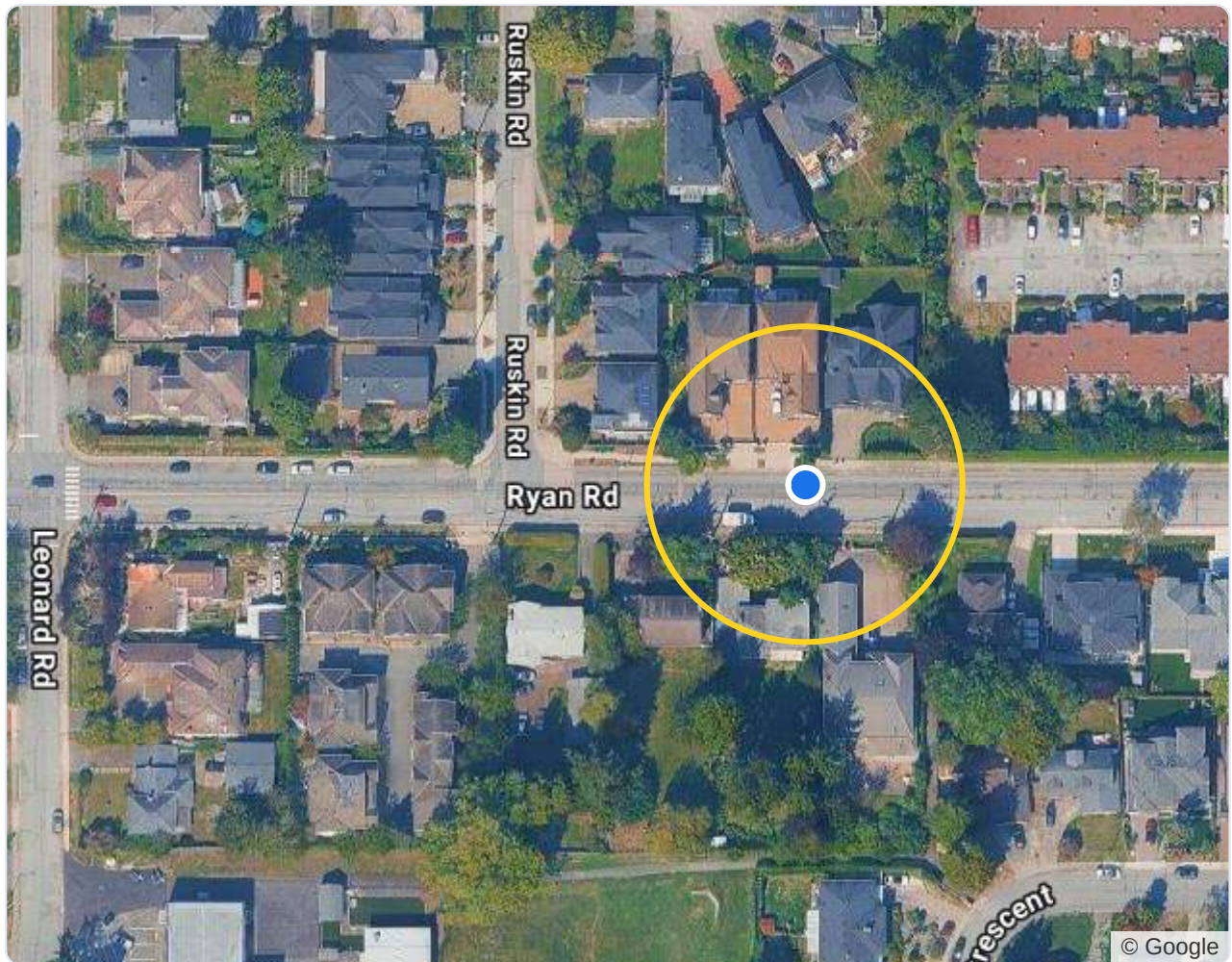
✓ In Suite Laundry

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

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