

BUILDING BROCHURE

CAMBRIDGE PLACE - 8451 RYAN BUILDING

8451 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 - 8451 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**

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 - 8451 Ryan Road, Richmond, BC V7A 2E8, Canada. Strata Plan NWS24. Crossroads are Ryan Road at Ruskin Road located in Richmond. This townhouse is 2 storeys with 46 units. Completed 1970. Nearby parks includes are South Arm Park, Garden City, Steveston London School Park and Blundell Park. Cambridge Place features insuite laundry and lots of storage with spacious and functional layout, parking area, fenced back yard, built in vacuum. Maintenance fees include caretaker, garbage pickup, gardening and management. 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 strata complex are 8411, 8431, 8471, 84791 Ryan Road.

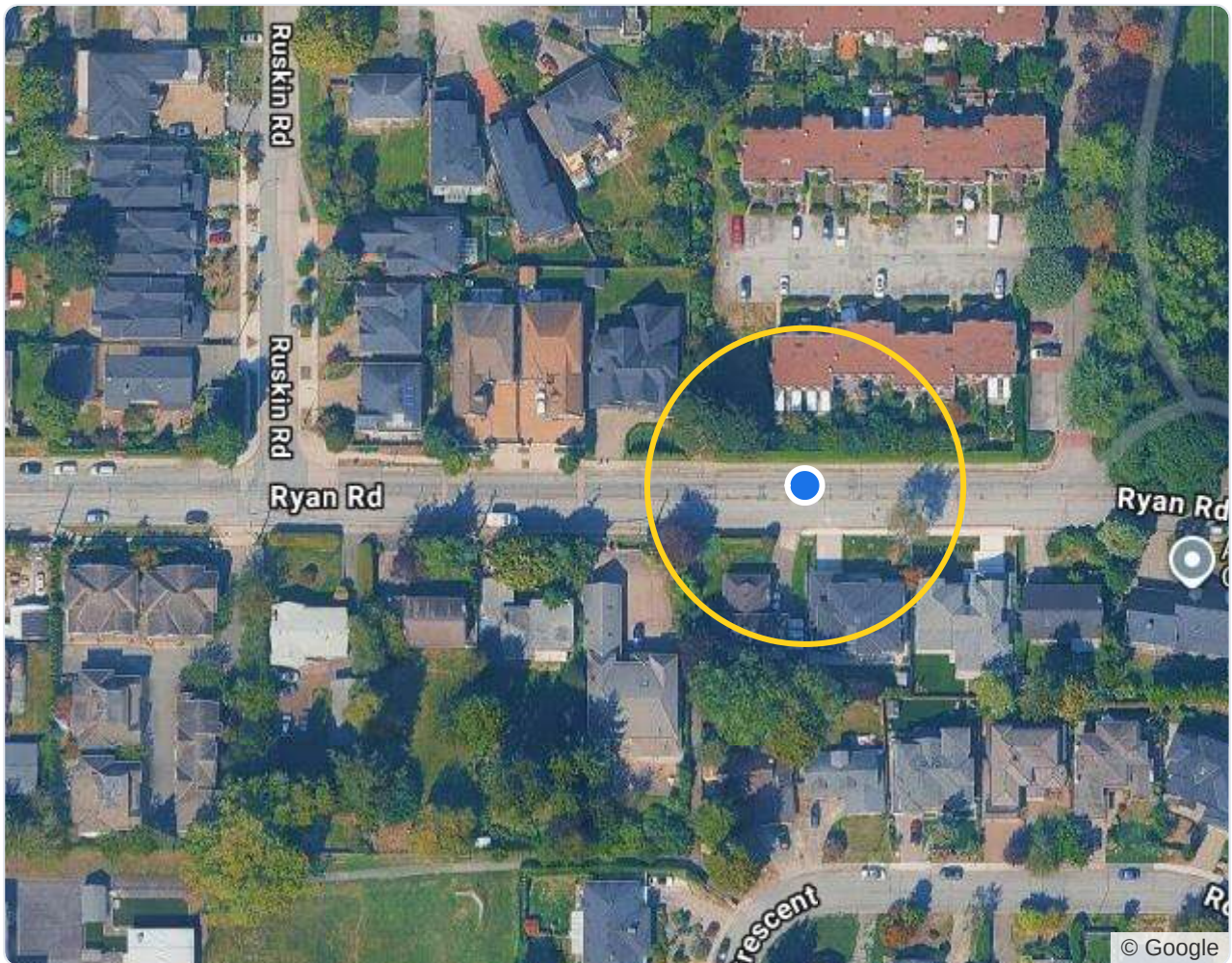
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Management

Location



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