

BUILDING BROCHURE

GRANVILLE AT 70TH - 8555 GRANVILLE BUILDING

8555 Granville St. · Vancouver, BC V6P 0C3 · S.W. Marine



Scan to view online



1 FOR SALE
FROM \$598,000

3 SOLD · 12 MO
\$724,999–\$860,000



Unit Mix

1 Bedroom
9 units
511 – 635 sf
from \$580,000

2 Bedroom
22 units
905 – 1,085 sf
from \$724,999

3 Bedroom
1 unit
1,830 – 1,830 sf
from \$2,020,000

For Sale in Granville At 70th - 8555 Granville Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$598,000	1 / 1	511 sf	\$1,170	803 8555 GRANVILLE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$735,000	2 / 2ba	905 sf	\$812	2026-06-17
\$724,999	2 / 2ba	915 sf	\$792	2026-04-22
\$860,000	2 / 2ba	1081 sf	\$796	2026-03-30
\$822,000	2 / 2ba	910 sf	\$903	2025-09-04

Value & Financing

Price Positioning

\$1170 /sq ft

Active listings here average **\$1170/sf** vs **\$1081/sf** across S.W. Marine.

8% above area average

Mortgage Snapshot

\$2,864 /mo

Entry price (from) **\$598,000**

20% down payment **\$119,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT
2015

LEVELS
19

SUITES
312

CONSTRUCTION
Concrete

EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2004	DEVELOPER Westbank
ARCHITECT Henriquez Partners Architects		MANAGEMENT Gateway Property Management	

Overview

Granville At 70th - 8555 Granville Street, Vancouver, BC, V6P 0C3, strata plan EPS2004. Granville at 70th is centrally located, 5 minutes drive away from Richmond and the Airport, 10 minutes drive away from UBC and less for the golf courses. Safeway is just below for all your grocery needs, restaurants and cafes are just walking distance. Schools are in the Magee school catchment. Granville At 70th is comprised of a total of 312 units split amongst three towers, Cornish Estates, North Tower and South Tower. The units at Granville and 70th range in size from one bedroom and two bedroom units to three bedroom and penthouse units. There is a wide selection of townhouses to choose from.

Pocket parks and lush groves are woven throughout the Granville at 70th development, which is punctuated by expansive rooftop gardens. Granville at 70th is comprised of a 19-storey residential tower with a mix of rental units and market condominiums, a 14-storey residential tower, and a 7-storey podium with rental housing and townhouses at street level. A new Safeway replaces the current aging store and large parking lot.

Crossroads are West 70th Street and Granville Street.

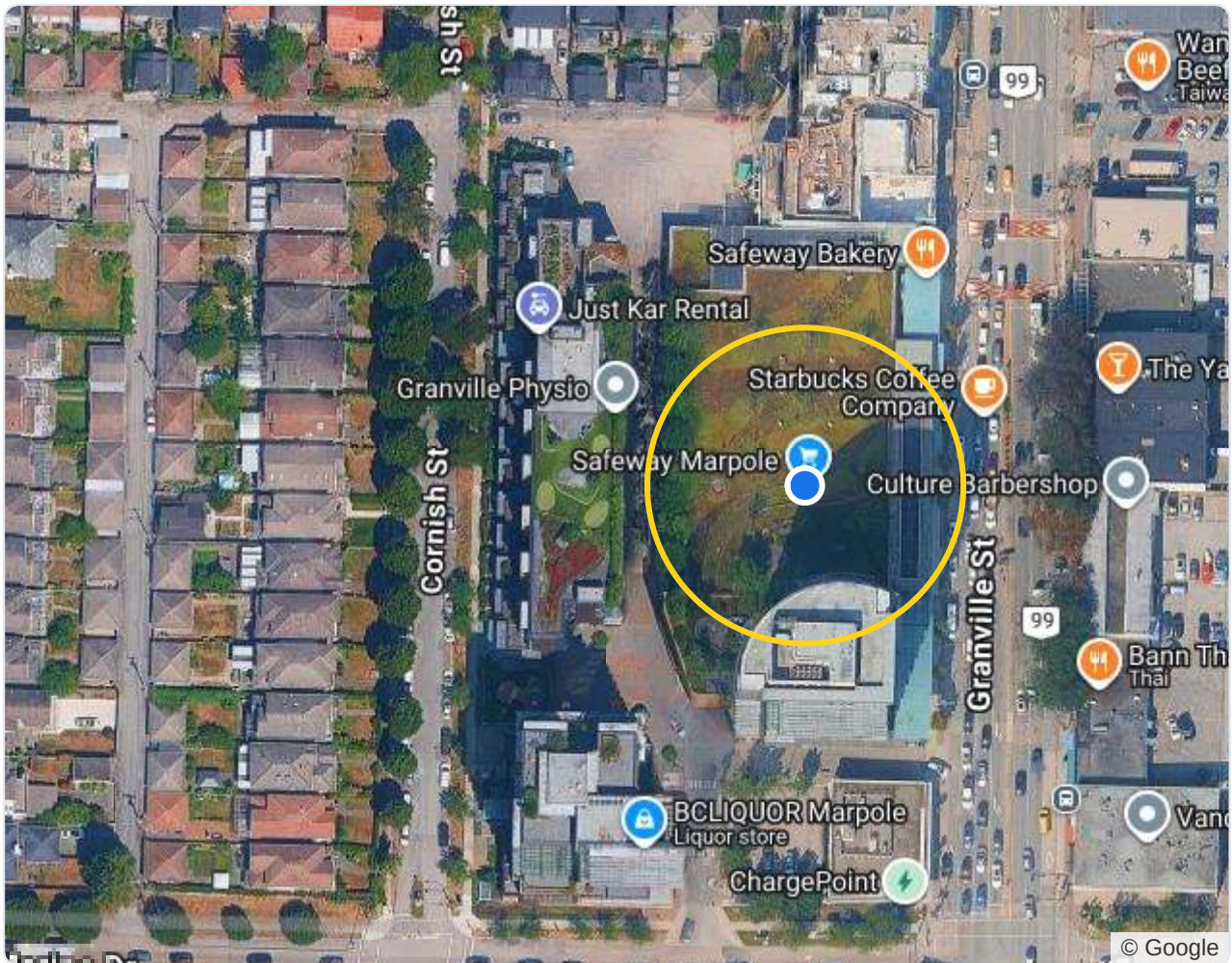
Amenities & Features

- | | |
|-------------------|--------------------|
| ✓ Assisted Living | ✓ Bike Room |
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Neighbourhood & Walkability — S.W. Marine

SW Marine neighbourhood is lined with multimillion-dollar mansions, private golf courses and sprawling estates. Many properties along South West Marine Drive include gated entries, swimming pools and maid's quarters. The homes and properties in SW Marine can be described in two words: stately and elegant....

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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