

BUILDING BROCHURE

860 EAST BROADWAY

860 EAST Broadway Other · Vancouver, BC V5T 1Y1 · Mount Pleasant VE



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1 FOR SALE
FROM \$448,000

12-MO SOLD TREND
34.4

Unit Mix

2 Bedroom

4 units

600 – 875 sf

from \$448,000

For Sale in 860 East Broadway & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$448,000	2 / 1	600 sf	\$747	2 862 E BROADWAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$699,000	2 / 1ba	875 sf	\$799	2025-04-01
\$572,500	2 / 1ba	766 sf	\$747	2023-01-26
\$520,000	2 / 1ba	875 sf	\$594	2021-12-19

Value & Financing

Price Positioning

\$747 /sq ft

Active listings here average \$747/sf vs \$1059/sf across Mount Pleasant VE.

29% below area average

Mortgage Snapshot

\$2,146 /mo

Entry price (from) \$448,000

20% down payment \$89,600

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1982	LEVELS 4	SUITES 12	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1138	MANAGEMENT Confidential

Overview

860 East Broadway, Vancouver, BC V5T 1Y1, VAS1138 - Located at East Broadway and St Catherines Street in Mount Pleasant area of Vancouver East - ever changing and appreciating community filled with local amenities, entertainment venues, recreational facilities, schools,

shopping and restaurants within a short distance. The omplex is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around include Science World, Rio Theatre, Edgewater Casino, Rogers Arena, China Creek and Sahalli Parks. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including North Vancouver, Richmond and New Westminster. The complex is close to Florence Nightingale Elementary and Queen Alexandra Elementary Schools, Mount Pleasant YMCA Kids Club, Vancouver Community College, Mount Pleasant Community Centre and VVC Skytrain. Some excellent restaurants in the area include Biltmore Cabaret, KFC, Fassil Ethiopian, Anna's Cake House, Seb's Market and Cafe, Subway and Dallas Pizza. Recreation amenities of the area are represented by China Creek Skatepark, Curves, Ugi Fitness, Yoga On 7th, Urban Recreation and many others. 860 East Broadway is a four level complex built in 1982 that consists of 12 units. Complex offers open parking. Maintenance fees include caretaker, garbage pick-up and gardening.

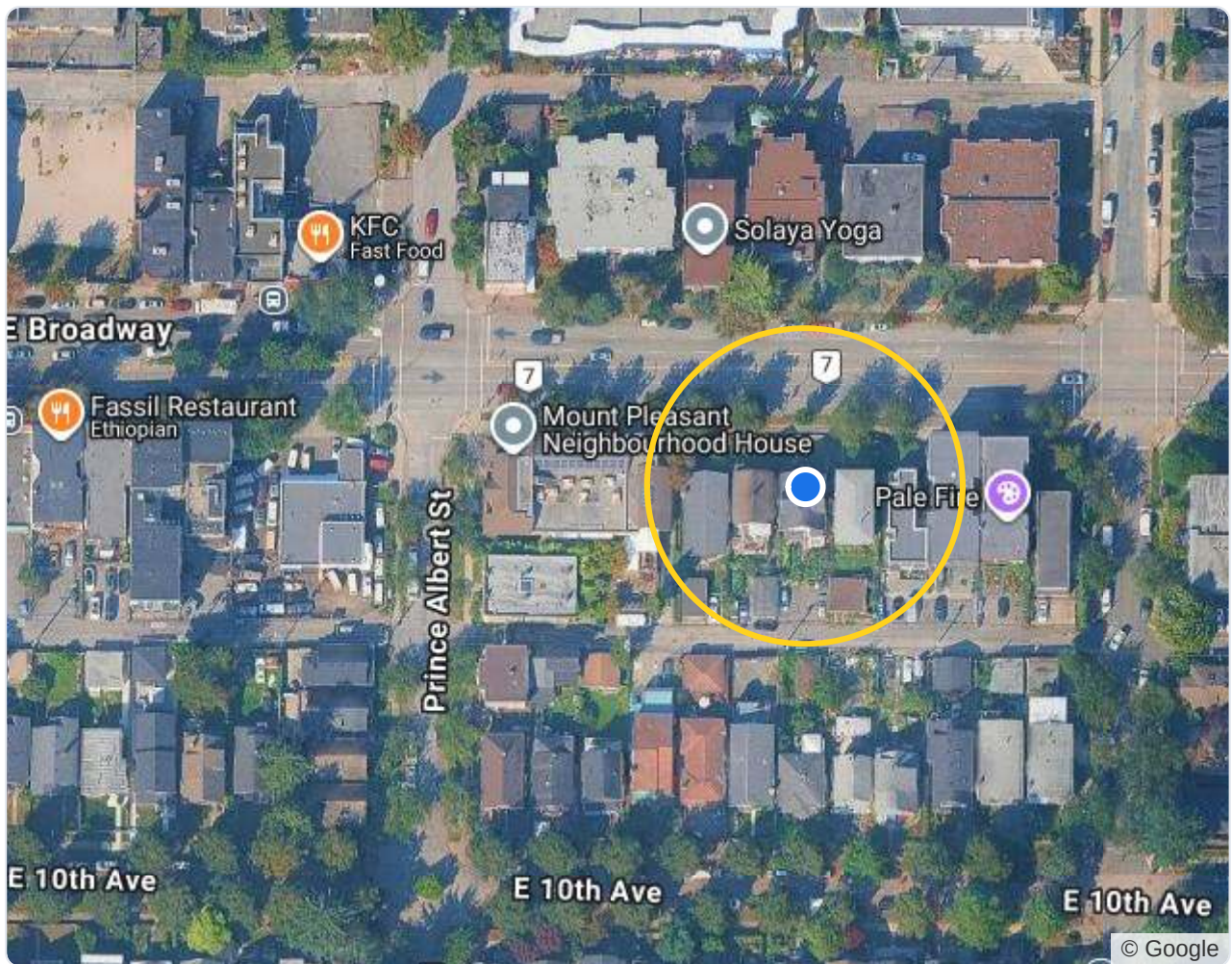
Amenities & Features

- ✓ Shared Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening

Location



Les Twarog

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