

BUILDING BROCHURE

TERRA VITA - 868 CASSIAR BUILDING

868 Cassiar St. · Vancouver, BC V5K 2X6 · Renfrew VE



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2 FOR SALE
FROM \$938,800

2 SOLD · 12 MO
\$945,000–\$988,800


12-MO SOLD TREND
-14.9

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

3 Bedroom

28 units
1,342 – 1,851 sf
from \$850,000

For Sale in Terra Vita – 868 Cassiar Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$998,000	3 / 3	1358 sf	\$735	20 3428 ADANAC STREET
\$938,800	3 / 3	1366 sf	\$687	15 3428 ADANAC STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$945,000	3 / 3ba	1358 sf	\$696	2026-08-14
\$988,800	3 / 3ba	1434 sf	\$690	2026-03-29
\$975,000	3 / 2ba	1406 sf	\$693	2025-05-13
\$939,000	3 / 3ba	1407 sf	\$667	2025-04-07

Value & Financing

Price Positioning

\$711 /sq ft

Active listings here average **\$711/sf** vs **\$984/sf** across Renfrew VE.

28% below area average

Mortgage Snapshot

\$4,496 /mo

Entry price (from) **\$938,800**

20% down payment **\$187,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1912	LEVELS 3	SUITES 88	CONSTRUCTION Concrete Block
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2503	DEVELOPER United Properties Ltd
MANAGEMENT Stratawest Management Ltd.			

Overview

Terra Vita - 868 Cassiar Street, Vancouver, BC V5K 4N6, LMS2503 - Located on Cassiar Street and Terra Vita Place next to Trans-Canada Highway in the popular Renfrew subarea of Vancouver East - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Terra Vita is also close to libraries and numerous parks for outdoor enjoyment. The notable landmarks around Terra Vita include Playland Amusement Park, Pacific Coliseum, Hastings Community Centre and Vancouver Public Library. Direct access to the Trans-Canada Highway and other major routes allows for an easy commute to surrounding destinations including North Vancouver, Burnaby and New Westminister. Terra Vita is close to Sir Matthew Begbie Elementary, Dr. AR Lord Elementary Notre Dame Regional Secondary Schools, First Step Pre-School, Kitchener Out Of School Care; Adanac, Rupert and Hastings Parks; fitness and outdoor facilities include highly appraised Kel Lee's Academy Of Martial Arts/Posener's Pankration, Rupert Park Baseball Diamond, Rupert Park Pitch and Putt, Maximum Core Cardio Studio and Hastings Racecourse. Some excellent restaurants in the area include Ethical Bean Coffee, Senhor Rooster Portuguese Restaurant and Catering, Press Box Vancouver, McDonald's, Tim Hortons and Oscar's Pub.

Terra Vita is a multiple address complex that includes 89 townhome units on 868 Cassiar Street ; 3418 and 3428 Adanac Street; 3426, 3436, 3439, 3468, 3469 Terra Vita Place.

Terra Vita on 868 Cassiar Street is a heritage 2 ft thick concrete walls building originally designed in 1912 and built in 1997 by Unified Properties same year City of Vancouver Heritage Award. The houses featuring 11' ceilings throughout, United Properties Ltd ft high arched windows, spacious living room, in-suite laundry, fireplace and storage. Complex also offers bike room, underground parking with garage door opener, security system, smoke alarm and club house. Maintenance fees include caretaker, garbage pickup, gardening and management. Fantastic location, beautiful views, on-site amenities - move to Terra Vita today!

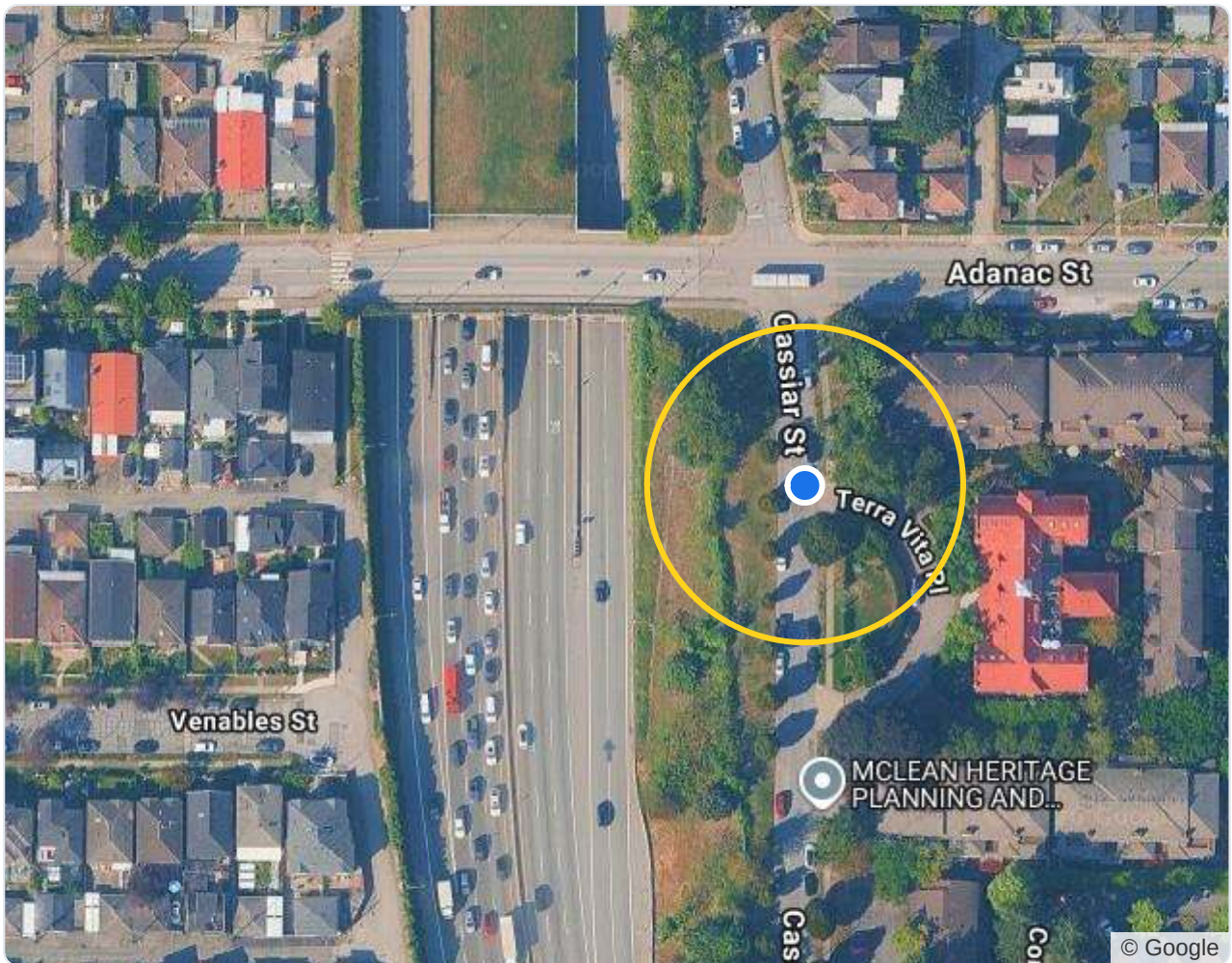
Amenities & Features

- | | |
|--------------------|--------------|
| ✓ Bike Room | ✓ Club House |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|-------|
| ✓ Gardening | ✓ Gas |
| ✓ Management | |

Location



Les Twarog

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📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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