

BUILDING BROCHURE

# WILLOW SPRINGS - 868 16TH BUILDING

868 WEST 16th Ave. · Vancouver, BC V5Z 1T1 · Cambie



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**2** SOLD · 12 MO  
\$920,000-\$940,000

12-MO SOLD TREND  
5.1

# Unit Mix

|                                                                      |                                                                         |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>2 units<br>676 – 705 sf<br><b>from \$682,000</b> | <b>2 Bedroom</b><br>10 units<br>961 – 1,016 sf<br><b>from \$875,000</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF   | DATE       |
|------------|---------|--------|---------|------------|
| \$920,000  | 2 / 2ba | 987 sf | \$932   | 2025-12-15 |
| \$940,000  | 2 / 2ba | 976 sf | \$963   | 2025-10-29 |
| \$929,000  | 2 / 2ba | 961 sf | \$967   | 2024-08-16 |
| \$682,000  | 1 / 1ba | 676 sf | \$1,009 | 2024-05-19 |

|                           |                                         |                              |                                                     |
|---------------------------|-----------------------------------------|------------------------------|-----------------------------------------------------|
| YEAR BUILT<br><b>1992</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>44</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                 |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS485</b> | MANAGEMENT<br><b>Bayside Property Services Ltd.</b> |

## Overview

Willow Springs at 868 West 16th Avenue, Vancouver, BC V5Z 1S9 - LMS485. Located in the Fairview area of Vancouver West, at the crossroads of West 16th Avenue and Willow Street. A low-rise building, built in 1993 with 44 units over 4 levels. Features include elevator access, in-suite laundry, storage, parking and gas fireplaces.

The superb central Vancouver location in the upper Fairview Slopes is conveniently close to every where you want to be. Major streets, Canada Line skytrain and bus routes are a mere stroll away. City Hall and Vancouver General Hospital are within easy walking distance. Business and cultural amenities of the Downtown core are only five minutes away. Granville Island, the seawall, and beach are a short drive away. Parks, major banks, grocery stores and excellent shopping is just around the corner.

## Amenities & Features

- ✓ Bike Room

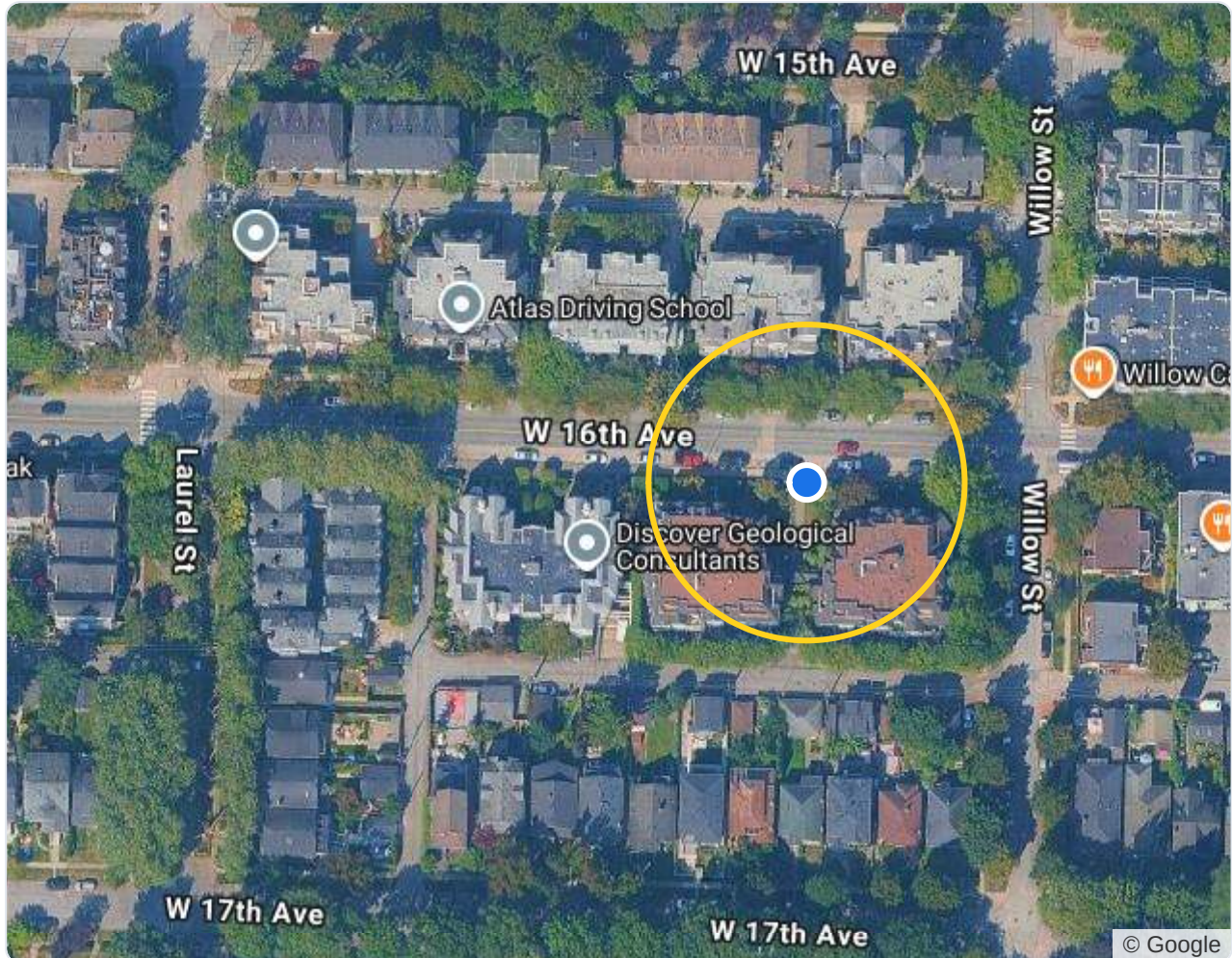
✓ In Suite Laundry
- ✓ Elevator

✓ Storage

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

## Location



## Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



## Les Twarog

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