

BUILDING BROCHURE

TOBRUCK GARDEN

889 Tobruck Ave. · North Vancouver, BC V7P 1V9 · Hamilton







1 FOR SALE
FROM \$1,349,900

12-MO SOLD TREND
40.2

Unit Mix

2 Bedroom

5 units
1,110 – 1,328 sf
from \$861,000

3 Bedroom

9 units
1,303 – 1,612 sf
from \$1,060,000

For Sale in Tobruck Garden & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,349,900	3 / 3	1533 sf	\$881	38 889 TOBRUCK AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,220,000	3 / 3ba	1533 sf	\$796	2025-05-05
\$1,349,000	3 / 3ba	1579 sf	\$854	2025-03-21
\$1,150,000	2 / 3ba	1328 sf	\$866	2025-03-17
\$861,000	2 / 2ba	1125 sf	\$765	2025-03-11

Value & Financing

Price Positioning

\$881 /sq ft

Active listings here average **\$881/sf** vs **\$981/sf** across Hamilton.

10% below area average

Mortgage Snapshot

\$6,465 /mo

Entry price (from)	\$1,349,900
20% down payment	\$269,980
Rate / amortization	5.24% · 25 yr

YEAR BUILT 1990	LEVELS 2	SUITES 46	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS2537	MANAGEMENT Dwell Property Management

Overview

Tobruk Gardens 889 Tobruk Ave, North Vancouver, BC V7P 1V9, Canada VAS2537. Tobruk Gardens is located on Tobruk Avenue and Fell Avenue in a convenient neighbourhood of North Vancouver. Built in 1990, Tobruk Gardens offers 46 homes located at 888 West 16th Street and 889 Tobruk. Maintenance fees include gardening and management. Features of Tobruk Gardens include a garden, in suite laundry, wheelchair access, and bike lockers. Tobruk Gardens allows pets and allows rentals with restrictions. Complete envelope renovation, rainscreening and new roof (total \$4.5 million dollar renovation) completed in 2013 / 2014.

This is a prime location just minutes away from Lower McKay Creek Park, Capilano Mall, Indigo, Future Shop, Everything Wine, and Fitness World. There are also many highly rated restaurants and pubs nearby such as Boston Pizza, Cactus Club Cafe, Red Robin, De Dutch Pannekoek House, Yuko Maki Japanese, and C-Lovers Fish & Chips. Transit and major routes are close by and within walking distance.

Amenities & Features

✓ In Suite Laundry

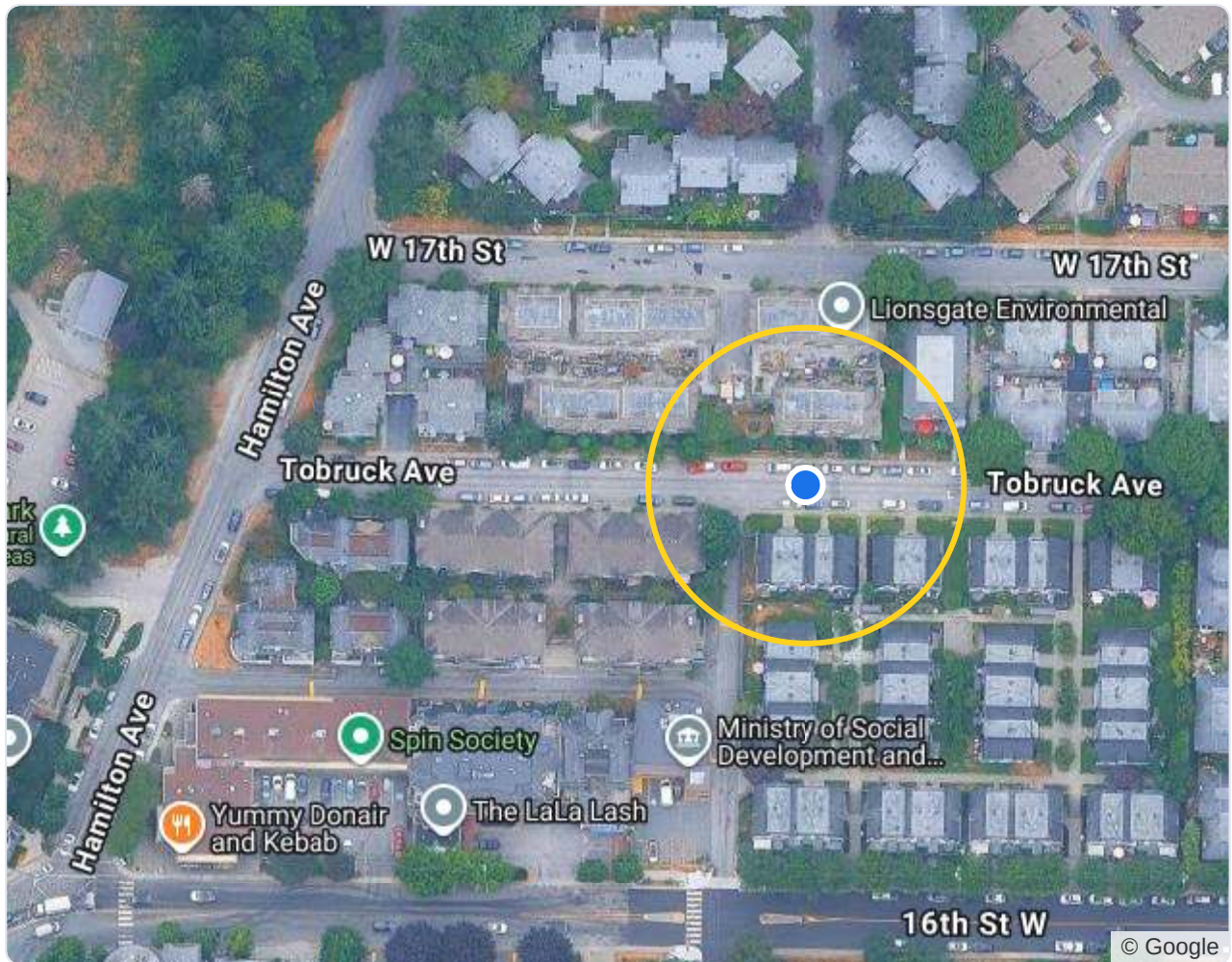
Maintenance Fees Include

✓ Caretaker

✓ Gardening

✓ Management

Location



Les Twarog

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scan or call