

BUILDING BROCHURE

THE CAMBRIDGE - 9165 BROADWAY BUILDING

9165 Broadway St. · Chilliwack, BC V2P 7Z8 · Chilliwack E Young-Yale



1 FOR SALE
FROM \$419,000

1 SOLD · 12 MO
\$370,000-\$370,000


12-MO SOLD TREND
20.7

Unit Mix

1 Bedroom

13 units

650 – 1,256 sf

from \$180,000

2 Bedroom

18 units

936 – 1,142 sf

from \$250,000

For Sale in The Cambridge - 9165 Broadway Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$419,000	2 / 2	968 sf	\$433	305 9165 BROADWAY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$370,000	2 / 2ba	947 sf	\$391	2025-10-04
\$380,000	2 / 2ba	1105 sf	\$344	2025-06-27
\$325,000	1 / 1ba	650 sf	\$500	2025-05-27
\$296,000	1 / 1ba	695 sf	\$426	2025-05-02

Value & Financing

Price Positioning

\$433 /sq ft

Active listings here average **\$433/sf** vs **\$407/sf** across Chilliwack E Young-Yale.

6% above area average

Mortgage Snapshot

\$2,007 /mo

Entry price (from)	\$419,000
20% down payment	\$83,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1995	LEVELS 4	SUITES 50	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2365	MANAGEMENT Confidential

Overview

Cambridge - 9165 Broadway, Chilliwack, BC V2P 7Z8, Canada. Strata number LMS2365. Cambridge is located on Broadway Street and 1st Avenue in the convenient E Young-Yale neighbourhood of Chilliwack. Completed 1995, Cambridge is a low-rise building with 4 levels and contains 50 homes that are professionally managed. Most units feature bright open layouts, in-suite laundry, cozy gas fireplaces, extra storage space, large windows to brighten living spaces and covered balconies. This is a well cared for building that offers elevators, wheelchair access, a guest suite, storage room, hobby room, a large amenity room with an attached kitchen, covered parking and visitor parking. Cambridge is located just minutes away from transit, Broadway Supermarket,

restaurants, coffee shops, recreation, Paramount Theatre Chilliwack, Chilliwack General Hospital, Chilliwack Airport, Fraser Valley Regional Library and more. Direct access to major highways including the Trans-Canada Highway, allows an easy commute to surrounding destinations. This is a nice and peaceful neighbourhood that offers comfortable condo living - Live at Cambridge!

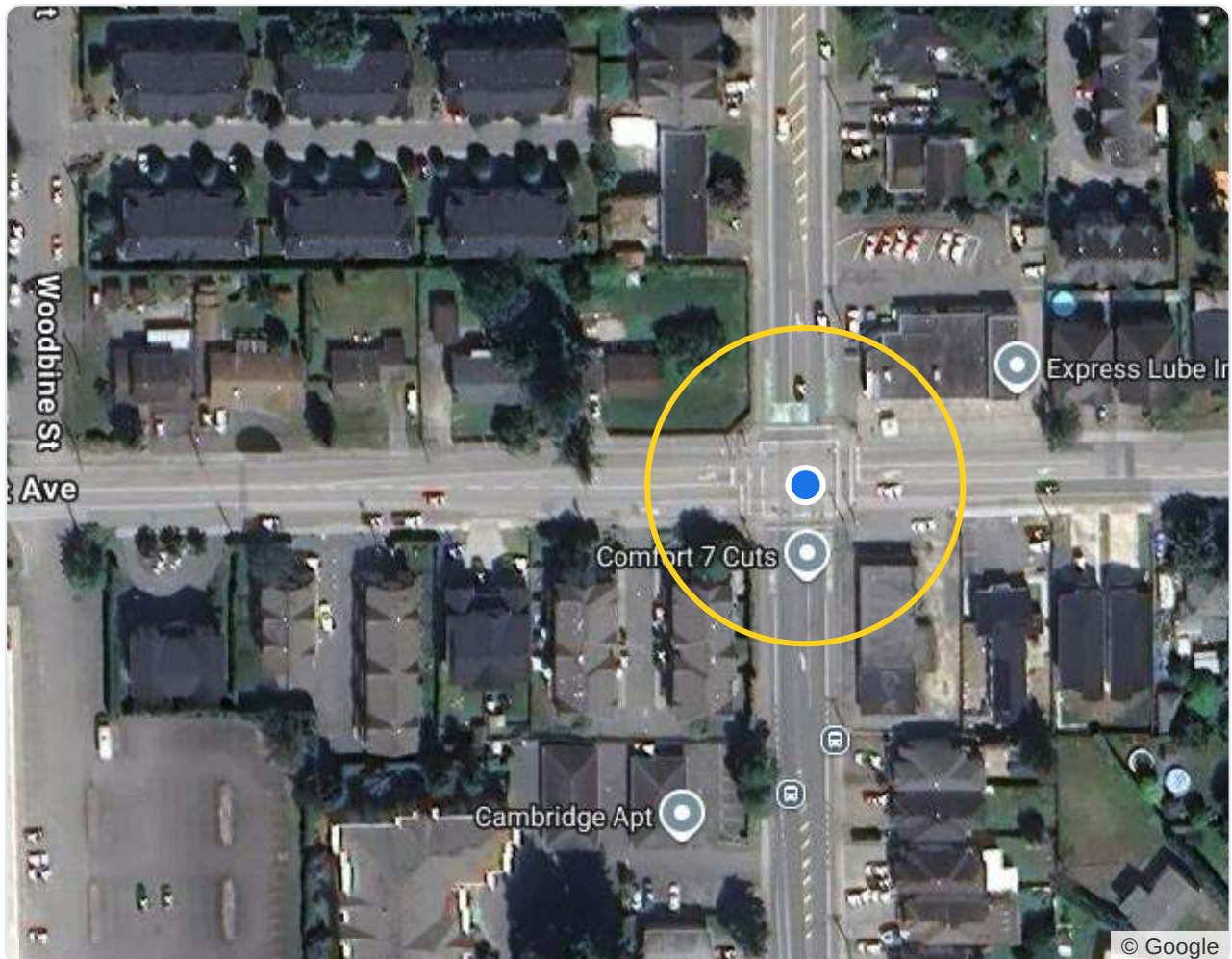
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Hot Water
- ✓ Management
- ✓ Snow Removal

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call