

BUILDING BROCHURE

ALEXANDRA COURT - 9388 TOMICKI BUILDING

9388 Tomicki Ave. · Richmond, BC V6X 0L7 · West Cambie



16 FOR SALE
FROM \$550,000

19 SOLD · 12 MO
\$536,500-\$784,800

12-MO SOLD TREND
13.2

Unit Mix

1 Bedroom 14 units 630 – 729 sf from \$536,500	2 Bedroom 80 units 720 – 998 sf from \$573,000	3 Bedroom 2 units 1,045 – 1,080 sf from \$860,000
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For Sale in Alexandra Court - 9388 Tomicki Building & Complex

16 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$868,000	2 / 2	958 sf	\$906	405 9388 TOMICKI AVENUE
\$860,000	3 / 2	1080 sf	\$796	215 9388 TOMICKI AVENUE
\$728,800	2 / 2	870 sf	\$838	418 9388 TOMICKI AVENUE
\$719,000	2 / 2	840 sf	\$856	427 9311 ALEXANDRA ROAD
\$719,000	2 / 2	848 sf	\$848	613 9388 TOMICKI AVENUE
\$699,900	2 / 2	884 sf	\$792	320 9311 ALEXANDRA ROAD
\$688,000	2 / 2	826 sf	\$833	111 9311 ALEXANDRA ROAD
\$680,000	2 / 2	834 sf	\$815	416 9366 TOMICKI AVENUE
\$678,000	2 / 2	821 sf	\$826	102 9399 ALEXANDRA ROAD
\$675,000	2 / 2	849 sf	\$795	521 9311 ALEXANDRA ROAD

...and 6 more — see all 16 at bccondos.net/9388-tomicki-ave

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$672,000	2 / 2ba	822 sf	\$818	2026-07-15
\$760,000	2 / 2ba	963 sf	\$789	2026-07-01
\$600,000	2 / 1ba	764 sf	\$785	2026-06-28
\$573,000	2 / 1ba	764 sf	\$750	2026-06-10

Value & Financing

Price Positioning

\$819 /sq ft

Active listings here average **\$819/sf** vs **\$1185/sf** across West Cambie.

31% below area average

Mortgage Snapshot

\$2,634 /mo

Entry price (from) **\$550,000**

20% down payment **\$110,000**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2017	LEVELS 1	SUITES 547	CONSTRUCTION Frame - Wood
EXTERIOR Other	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2669	DEVELOPER Polygon
ARCHITECT Robert Ciccozzi Architecture Inc		MANAGEMENT First Service Residential	

Overview

Alexandra Court - 9388 Tomicki Ave, Richmond, BC V6X 1C9, Canada. Strata plan number EPP33782. Crossroads are Alexandra Road and May Drive. This development is 6 stories with 136 units. Completed in January 2015. Alexandra Court is developed by Polygon Development. Architecture by Robert Ciccozzi Architecture Inc. Maintenance fees include Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer and Other.

Other buildings in the complex are 9399 Alexandra Road, 9311 Alexandra Road, 9366 Tomicki Avenue and 9388 Tomicki Avenue.

Nearby parks include Odlin Park, Odlinwood Park and Tomsett Neighbourhood School Park. Closest school include Tomsett Elementary School, Talmey Elementary, Omni College, William Cook Elementary, Henry Anderson Elementary and A.R. MacNeill Secondary School. Close to China World Supermarket, Richmond Night Market, Richmond Public Market and PriceSmart Foods.

Walking distance restaurant within this location are Z&Y Shanghai Cuisine, Golden Sichuan Hotpot, Nando's Richmond North (Garden City)-Spicy Afro-Portuguese chicken chain, Goodbowl, Pepper Lunch, Ajishou Japanese Cuisine, Thai Son Restaurant, Banh Mi Tres Bon-Cozy cafe for Vietnamese favorites, The Canadian Brewhouse & Grill and more.

Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ Pool; Outdoor
- ✓ Elevator
- ✓ Guest Suite
- ✓ Swirlpool/hot Tub

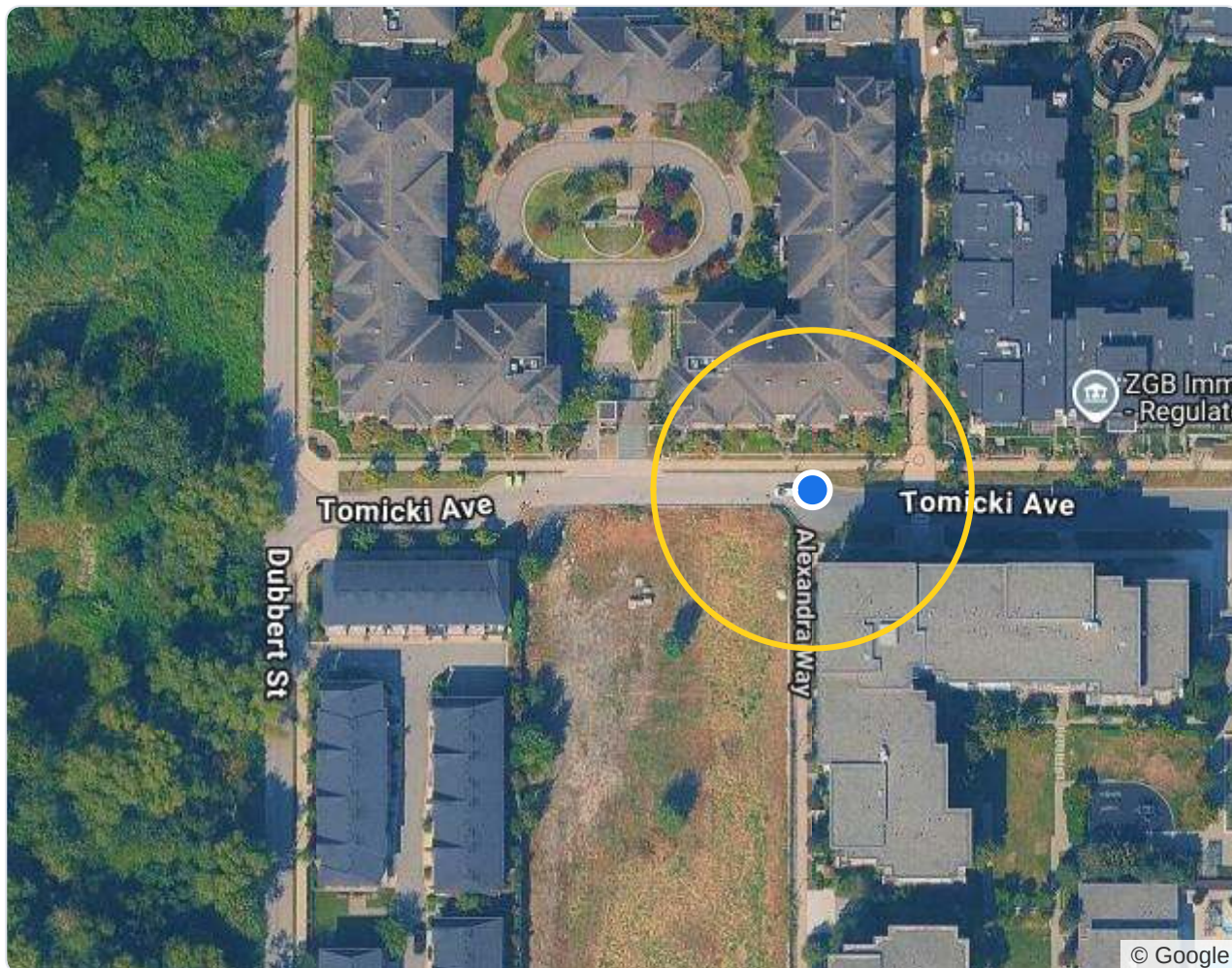
Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Garbage Pickup
- ✓ Gas

- ✓ Heat
- ✓ Management

- ✓ Hot Water
- ✓ Recreation Facility

Location



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