

BUILDING BROCHURE

MAX II

939 Expo Blvd. · Vancouver, BC V6Z 3G7 · Yaletown



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9 FOR SALE
FROM \$519,000

16 SOLD · 12 MO
\$395,000–\$950,000



Unit Mix

Studio

12 units
445 – 466 sf
from \$395,000

1 Bedroom

54 units
507 – 1,110 sf
from \$595,000

2 Bedroom

21 units
686 – 1,125 sf
from \$718,000

For Sale in Max II & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$918,800	2 / 1	710 sf	\$1,294	3705 928 BEATTY STREET
\$799,000	2 / 1	703 sf	\$1,137	2305 928 BEATTY STREET
\$699,900	1 / 1	675 sf	\$1,037	808 939 EXPO BOULEVARD
\$699,900	1 / 1	619 sf	\$1,131	2607 928 BEATTY STREET
\$628,000	1 / 1	612 sf	\$1,026	1707 939 EXPO BOULEVARD
\$599,900	1 / 1	513 sf	\$1,169	2903 928 BEATTY STREET
\$519,000	— / 1	462 sf	\$1,123	3001 928 BEATTY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$950,000	1 / 2ba	1110 sf	\$856	2026-07-03
\$655,000	1 / 1ba	669 sf	\$979	2026-06-27
\$843,000	2 / 2ba	869 sf	\$970	2026-06-15
\$642,000	1 / 1ba	614 sf	\$1,046	2026-06-04

Value & Financing

Price Positioning

\$1131 /sq ft

Active listings here average **\$1131/sf** vs **\$1170/sf** across Yaletown.

Mortgage Snapshot

\$2,486 /mo

Entry price (from)

\$519,000

3% below area average

20% down payment

\$103,800

Rate / amortization

5.24% · 25 yr

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

YEAR BUILT 2005	LEVELS 30	SUITES 526	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1437	DEVELOPER Concord Pacific
ARCHITECT Lawrence Doyle Yonge + Wright Architects		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Max II - 939 Expo Boulevard, Vancouver, BC V6Z 3G7, BCS1437 - located in Downtown area of Vancouver West, near the crossroads Expo Boulevard and Smithe Street. Max II is walking distance to CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Helmcken Park, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Starbucks Coffee, Dairy Queen, Royal Bank, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart and BC PLace, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, David Lam Park, Urban Fare, Costco, Edgewater Casino, Roundhouse Community Arts and Recreation Centre, Emery Barnes Park, Choices Market and Contemporary Art Gallery. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. Downtown Vancouver is so close to Marina Pointe Neighbourhood, you can walk or cycle to work. The bus stops near the complex, Yaletown-Roundhouse Skytrain Station is 5-minute walk away and Stadium-Chinatown Skytrain Station is 10-minute walk away. Concord Pacific quality built Max II in 2005. This 30-level concrete building has a concrete exterior finishing and full rain screen. There are 526 units in development and in strata. Max II is a sister building to Max I. These two modern glass buildings share a large beautiful courtyard and excellent amenities. There are 11 floor plans available in this complex. The Max II offers studios from 466 sq.ft to 485 sq.ft., one-bedroom homes at 548 sq.ft., one-bedroom+den homes ranging from 648 sq.ft. to 703 sq.ft., two-bedroom homes at 730 sq.ft., and two-bedroom+den homes at 916 sq. ft. All homes feature open floor plans, floor-to-ceiling windows, three colour schemes, porcelain floors in the entryways/kitchens/bathrooms and outdoor balconies. The kitchens boast mid-end appliances, under cabinet shelving and ribbed cabinetry with frosted glass inserts. The bathrooms offer stylish single lever faucets and glass medicine cabinets. Some homes feature hardwood floors in the main living areas. The views are ranging from False Creek to the city views and to the mountains views.

Amenities & Features

✓ None

Maintenance Fees Include

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

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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