

BUILDING BROCHURE

BROOKSIDE PARK - 9620 MANCHESTER BUILDING

9620 Manchester Dr. · Burnaby, BC V3N 4R2 · Cariboo



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1 FOR SALE
FROM \$499,000

3 SOLD · 12 MO
\$402,000-\$485,000



Unit Mix

2 Bedroom

29 units

871 – 956 sf

from \$385,000

For Sale in Brookside Park – 9620 Manchester Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 1	918 sf	\$544	314 9584 MANCHESTER DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$465,000	2 / 1ba	910 sf	\$511	2026-05-14
\$402,000	2 / 1ba	956 sf	\$421	2026-04-20
\$485,000	2 / 1ba	914 sf	\$531	2025-09-30
\$560,000	2 / 1ba	931 sf	\$602	2025-04-20

Value & Financing

Price Positioning

\$544 /sq ft

Active listings here average **\$544/sf** vs **\$856/sf** across Cariboo.

36% below area average

Mortgage Snapshot

\$2,390 /mo

Entry price (from) **\$499,000**

20% down payment **\$99,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1982	LEVELS 4	SUITES 98	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1579	MANAGEMENT Assertive Northwest

Overview

Brookside Park - 9620 Manchester Drive, Burnaby V3N 4R1, NWS1579 - Conveniently located in the Cariboo area of Burnaby North, walking distance from Walmart and Lougheed Town Centre with its multitude of retail shops and specialty services. Restaurants including Anducci's Italian Kitchen, Papa John's Pizza, Hanano Sushi and Grill, The Golden Boot Caffe are close by. Lougheed Skytrain station providing direct access to Downtown Vancouver is a short walk away. Schools nearby include St. Michael's Elementary, Roy Stibbs Elementary and Hume Park Elementary. For grocery shopping Safeway is located just around the corner on Austin Road, with various quick-stop and food markets in the area. Cameron Recreation Complex is only a step away for fitness classes, racquetball, squash and more.

Brookside Park was built in 1982 and is a 2-building complex consisting of 98 units featuring large rooms and living spaces, laminate and tile floors, cosy fireplaces, central vacuum, insuite laundries, secure parking and storage. Building fitted with new roof. Maintenance fees include caretaker, garbage pickup, gardening, hot water and management.

This complex is located in a quiet neighbourhood with a small brook running through the courtyard.
Brookside Park - comfortable living in a convenient location - move here today! «آ» آ» آ» آ»

Amenities & Features

- ✓ Bike Room

Maintenance Fees Include

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

Location



Les Twarog

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