

BUILDING BROCHURE

OAKMONT PLACE

975 WEST 13th Ave. · Vancouver, BC V5Z 1P4 · Fairview



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1 FOR SALE
FROM \$479,000

1 SOLD · 12 MO
\$519,500–\$519,500

12-MO SOLD TREND
2.9

Unit Mix

1 Bedroom

8 units

598 – 655 sf

from \$479,000

For Sale in Oakmont Place & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$479,000	1 / 1	598 sf	\$801	209 975 W 13TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$519,500	1 / 1ba	614 sf	\$846	2026-01-28
\$538,000	1 / 1ba	625 sf	\$861	2024-11-06
\$581,250	1 / 1ba	635 sf	\$915	2022-11-12
\$560,000	1 / 1ba	614 sf	\$912	2021-07-07

Value & Financing

Price Positioning

\$801 /sq ft

Active listings here average \$801/sf vs \$1166/sf across Fairview.

31% below area average

Mortgage Snapshot

\$2,294 /mo

Entry price (from) \$479,000

20% down payment \$95,800

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1985	LEVELS 3	SUITES 35	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS1359	MANAGEMENT Sandra Idema

Overview

Oakmont Place - 975 West 13th Avenue, Vancouver, BC V5Z 1P4, Canada. Strata plan number VAS1359. Built in 1985, this building has 3 levels and 35 units. Crossroads are Oak Street and

Laurel Street. Nearby parks include Choklit Park, Willow Park and Heather Park. Nearby schools include Advance Guangdong Music Academy Inc., Mantra Yoga Canada and Atlas Driving School. The closest grocery stores are Sunshine Market, Super Delivery and Spruce Grocery. Nearby coffee shops include Starbucks, Zookaz Kaffe and Cafe Ami. There are 172 restaurants within a 15 minute walk including Salad Loop (VGH), Biiru-Bin and Bain Angus. Maintenance fees includes gardening, hot water, management and snow removal.

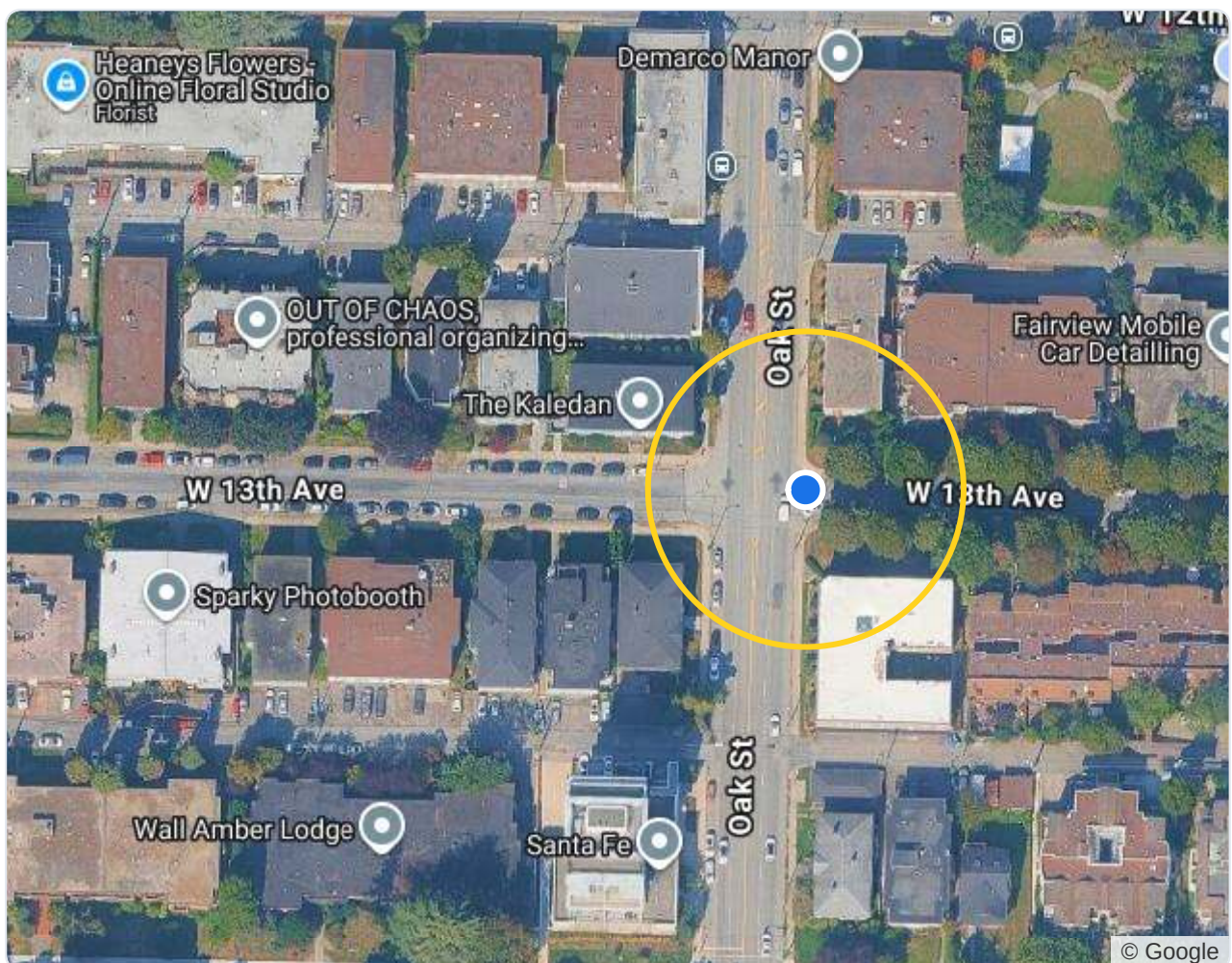
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Snow Removal

Location



Neighbourhood & Walkability — Fairview

Fairview is a neighbourhood on the west side of the city of Vancouver, British Columbia, Canada. It runs from 16th Avenue in the south, to Burrard Street in the west, to Cambie Street in the east, and to False Creek in the north. Central Broadway is an important commercial and employment centre focused around Vancouver General Hospital and other health-related institutions, including the BC Cancer Agency, BC Cancer Research Centre, BC Healthy Living Alliance, and the BC Centr...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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