

BUILDING BROCHURE

BROCKVILLE MANOR - 3530 CAMBIE BUILDING

3530 Cambie St. · Vancouver, BC V5Z 2X1 · Cambie



Scan to view online



1 FOR SALE
FROM \$3,199,000

7 SOLD · 12 MO
\$2,398,000–\$3,760,000



Unit Mix

1 Bedroom 1 unit 748 – 748 sf from \$425,000	2 Bedroom 4 units 982 – 1,360 sf from \$651,000	3 Bedroom 9 units 1,267 – 3,662 sf from \$1,849,900	4 Bedroom 14 units 1,919 – 4,244 sf from \$2,398,000	5 Bedroom 11 units 2,328 – 3,843 sf from \$2,355,000
6 Bedroom 8 units 2,451 – 3,535 sf from \$2,200,000	7 Bedroom 7 units 2,645 – 5,065 sf from \$2,749,800		8 Bedroom 1 unit 3,335 – 3,335 sf from \$4,550,000	

For Sale in Brockville Manor – 3530 Cambie Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,199,000	7 / 7	5065 sf	\$632	482 W 17TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,070,000	5 / 4ba	3174 sf	\$967	2026-06-16
\$3,650,000	5 / 4ba	2841 sf	\$1,285	2026-06-05
\$2,640,000	3 / 3ba	2555 sf	\$1,033	2026-06-04
\$2,398,000	4 / 4ba	1919 sf	\$1,250	2025-11-15

Value & Financing

Price Positioning

\$632 /sq ft

Active listings here average **\$632/sf** vs **\$1211/sf** across Cambie.

48% below area average

Mortgage Snapshot

\$15,321 /mo

Entry price (from) **\$3,199,000**

20% down payment **\$639,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1950	LEVELS 3	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Shares In Co-operative	STRATA PLAN VAP2354	MANAGEMENT Self Managed

Overview

Brockville Manor - 3530 Cambie Street, Vancouver, BC V5Y 2C7 strata plan VAP2354, Built in 1950 - located in Cambie area of Vancouver West, at the crossroads Cambie Street and West 19th Avenue. Brockville Manor is just steps to Starbucks Coffee, Edith Cavell Elementary. Douglas Park with its Community Centre, Heather Park, Vancouver General Hospital, tennis courts, City Square shopping, Pilates Centre, West Vancouver Municipality, Canada Safeway, Grimmer Park, Simon Fraser Elementary, St. Patrick Elementary and Vancouver City Hall are minutes away. The bus stops near the complex, Broadway-City Hall Station is about 15-minute walk and King Edward Station is about 6-minute walk away. This development has an easy access to Downtown Vancouver, Vancouver Airport, Richmond Centre, Langara College and UBC. The restaurants in the neighbourhood are Java Hut, Kai Sushi Bar, Tokiwa Sushi, Landmark Hotpot House, Sala Thai and Tropika on Cambie. Brockville Manor was built in 1950 with a frame-wood construction and stucco exterior finishing. This low-rise is an adult oriented heritage co-op building. The buyer must be 30 years old or above to purchase a home in this building. Residents must be at least 21 year old to be able to occupy. There are 22 units in development and in strata. This building offers shared laundry and spacious rooms.

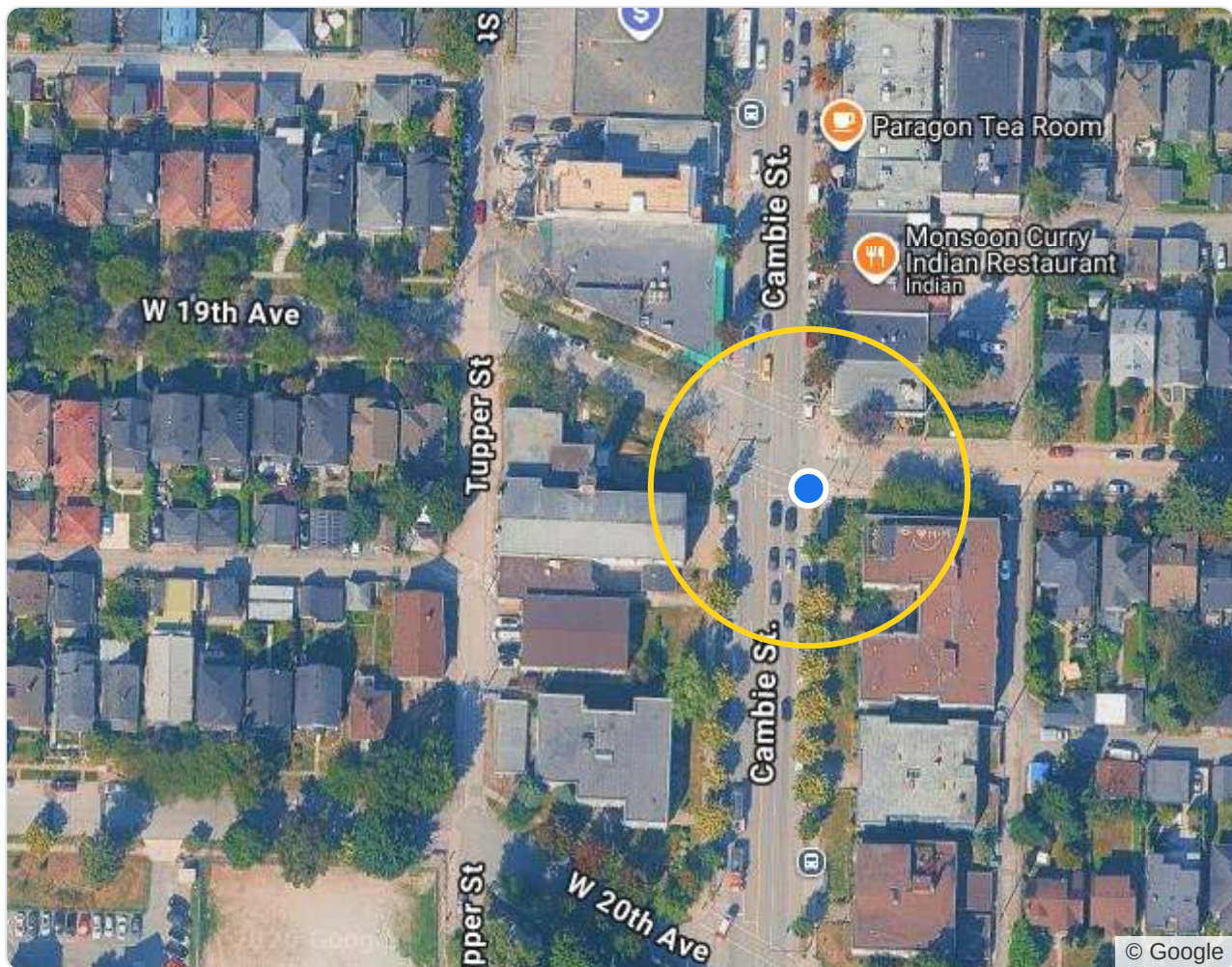
Amenities & Features

- ✓ Shared Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Hot Water
- ✓ Gardening
- ✓ Heat
- ✓ Management

Location



Neighbourhood & Walkability — Cambie

Cambie is named for Henry John Cambie, chief surveyor of the Canadian Pacific Railway's western division. The first colonial settlers arrived in 1874 when William Mackie, a former gold miner, claimed 65 hectares of land surrounding a former elk pasture that is now Douglas Park, on West 22nd Avenue. The neighbourhood is bounded by Oak and Ontario streets, and West 16th and 41st avenues....

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



Les Twarog

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