

BUILDING BROCHURE

HARBOURVIEW - 325 3RD BUILDING

325 WEST 3rd St. · North Vancouver, BC V7M 1G3 · Lower Lonsdale



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1 FOR SALE
FROM \$779,000

12-MO SOLD TREND
-8

Unit Mix

1 Bedroom

1 unit

735 – 735 sf

from \$617,000

2 Bedroom

3 units

915 – 987 sf

from \$649,000

For Sale in Harbourview - 325 3rd Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$779,000	2 / 2	987 sf	\$789	304 325 W 3RD STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$617,000	1 / 1ba	735 sf	\$839	2023-06-04
\$649,000	2 / 2ba	947 sf	\$685	2022-07-20
\$671,000	2 / 2ba	915 sf	\$733	2022-06-07

Value & Financing

Price Positioning

\$789 /sq ft

Active listings here average **\$789/sf** vs **\$995/sf** across Lower Lonsdale.

21% below area average

Mortgage Snapshot

\$3,731 /mo

Entry price (from) **\$779,000**

20% down payment **\$155,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1978	LEVELS 3	SUITES 15	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN VAS141	MANAGEMENT Cc Property Group

Overview

Harbourview 325 W 3 St, North Vancouver, BC V7L 1E9, Canada VAS141. Harbourview is located on W 3rd Street and St. Andrews Avenue in a convenient neighbourhood of North Vancouver. Built in 1978, Harbourview offers 15 homes that are self managed: 604-980-7145. Maintenance fees include a caretaker, garbage pickup, gardening, heat, hot water, and management. Features of Harbourview include elevators and shared laundry. Harbourview allows pets with restrictions, and does not allow rentals.

This is a prime location just minutes away from North Vancouver District Public Library, St. Andrews Park, Safeway, Empire Theatres, and Lionsgate Hospital. There are also many excellent

restaurants nearby to choose from including Palki Best Indian Cuisine, Memphis Blues Bbq, Neighbourhood Noodle House, Paspalos Taverna Greek Food, and Red Chilli Szechuan Restaurant. It is also close to Lonsdale Quay which has many specialty shops and the seabus which is just a short ride over to the heart of downtown Vancouver.

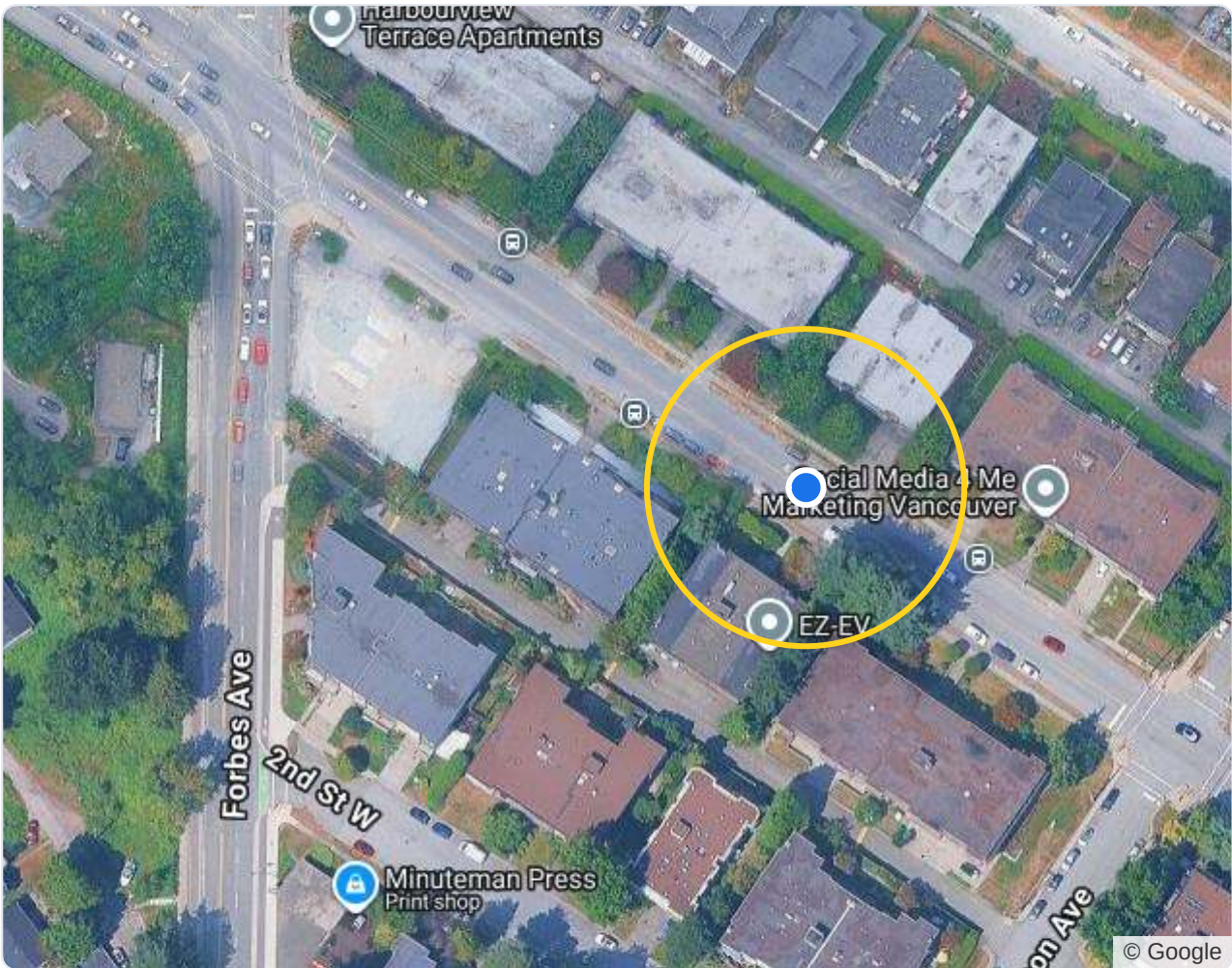
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry

Maintenance Fees Include

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

Location



Les Twarog
RE/MAX Crest Realty · BC Condos & Homes Team
604 671 7000 | les@6717000.com | bccondos.net



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