

BUILDING BROCHURE

MOUNT PLEASANT MANOR

825 EAST 7th Ave. · Vancouver, BC V5T 1P4 · Mount Pleasant VE



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1 FOR SALE
FROM \$399,000

3 SOLD · 12 MO
\$384,250–\$600,000


12-MO SOLD TREND
-33.7

Unit Mix

Studio 5 units 423 – 519 sf from \$370,000	1 Bedroom 16 units 434 – 657 sf from \$399,000	2 Bedroom 1 unit 897 – 897 sf from \$820,000
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For Sale in Mount Pleasant Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	1 / 1	557 sf	\$716	309 825 E 7TH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$384,250	— / 1ba	519 sf	\$740	2026-02-25
\$600,000	1 / 1ba	645 sf	\$930	2026-01-27
\$575,000	1 / 1ba	637 sf	\$903	2025-09-23
\$555,000	1 / 1ba	544 sf	\$1,020	2025-07-27

Value & Financing

Price Positioning \$716 /sq ft Active listings here average \$716/sf vs \$1057/sf across Mount Pleasant VE. 32% below area average	Mortgage Snapshot \$1,911 /mo Entry price (from) \$399,000 20% down payment \$79,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1979	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS339	MANAGEMENT Dwell Property Management

Overview

Mt Pleasant Manor - 825 East 7th Ave, Vancouver, BC V5T 1P4 - LMS339 - Located at East 7th Avenue and Prince Albert Street in Mount Pleasant area of Vancouver East - ever changing and appreciating community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Mt Pleasant Manor is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Mt Pleasant Manor include Science World, Rio Theatre, Edgewater Casino, Rogers Arena, China Creek and Sahalli Parks. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including North Vancouver, Richmond and New Westminster. Mt Pleasant Manor is close to Florence Nightingale Elementary and Queen Alexandra Elementary Schools, Mount Pleasant YMCA Kids Club, Vancouver Community College, Mount Pleasant Community Centre and VVC Skytrain. Some excellent restaurants in the area include Biltmore Cabaret, KFC, Fassil Ethiopian, Anna's Cake House, Seb's Market and Cafe, Subway and Dallas Pizza. Recreation amenities of the area are represented by China Creek Skatepark, Curves, Ugi Fitness, Yoga On 7th, Urban Recreation and many others. Mt Pleasant Manor is a three level complex built in 1979 that consists of 36 units featuring in-suite laundry, in-suite storage room, private patio for ground level units or covered balcony. Complex also offers parking stall, storage locker and elevator. A new roof was installed in 2009. Maintenance fees include caretaker, garbage pick-up, gardening, hot water and management. Convenient location, onsite amenities - move to Mt Pleasant Manor today!

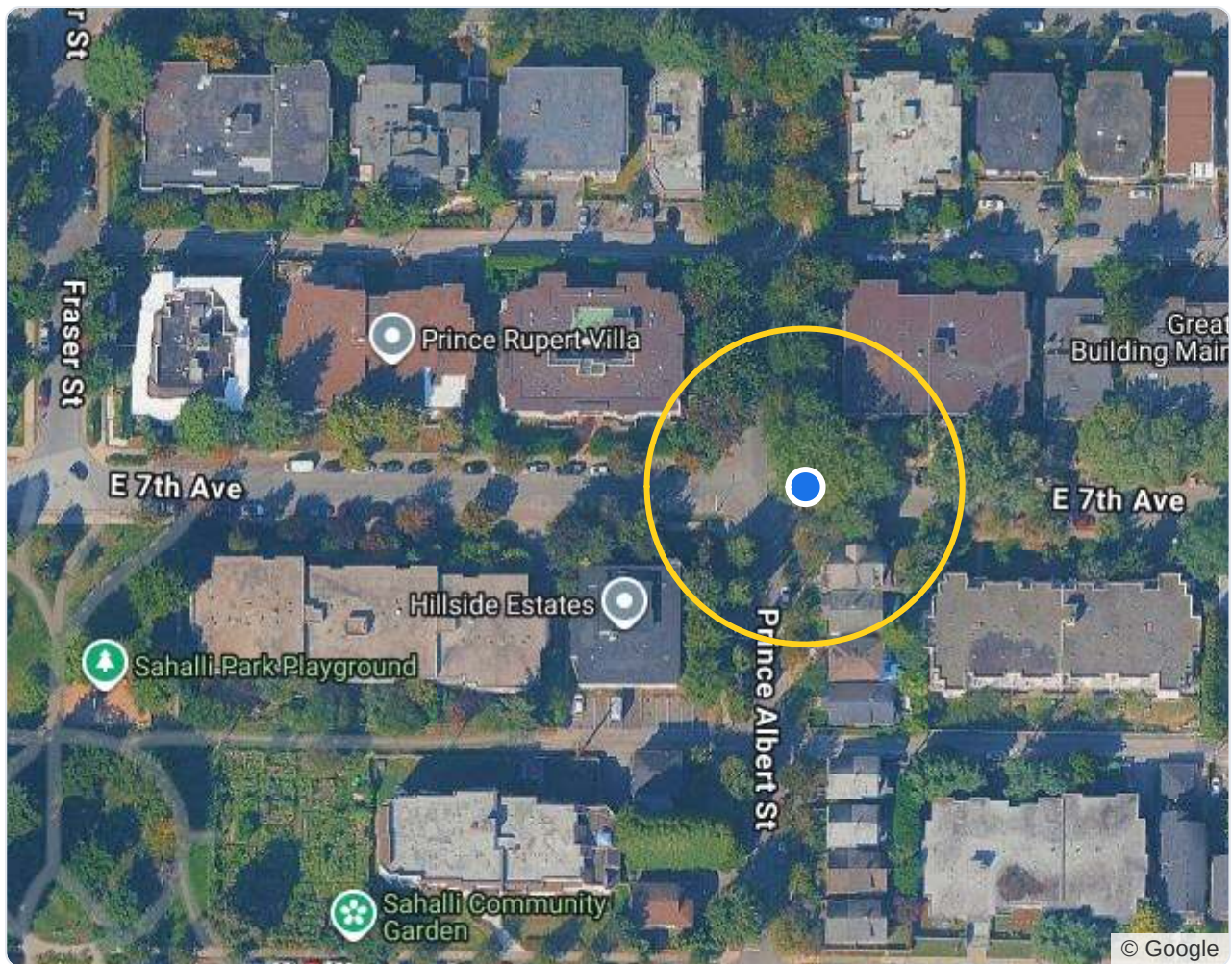
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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