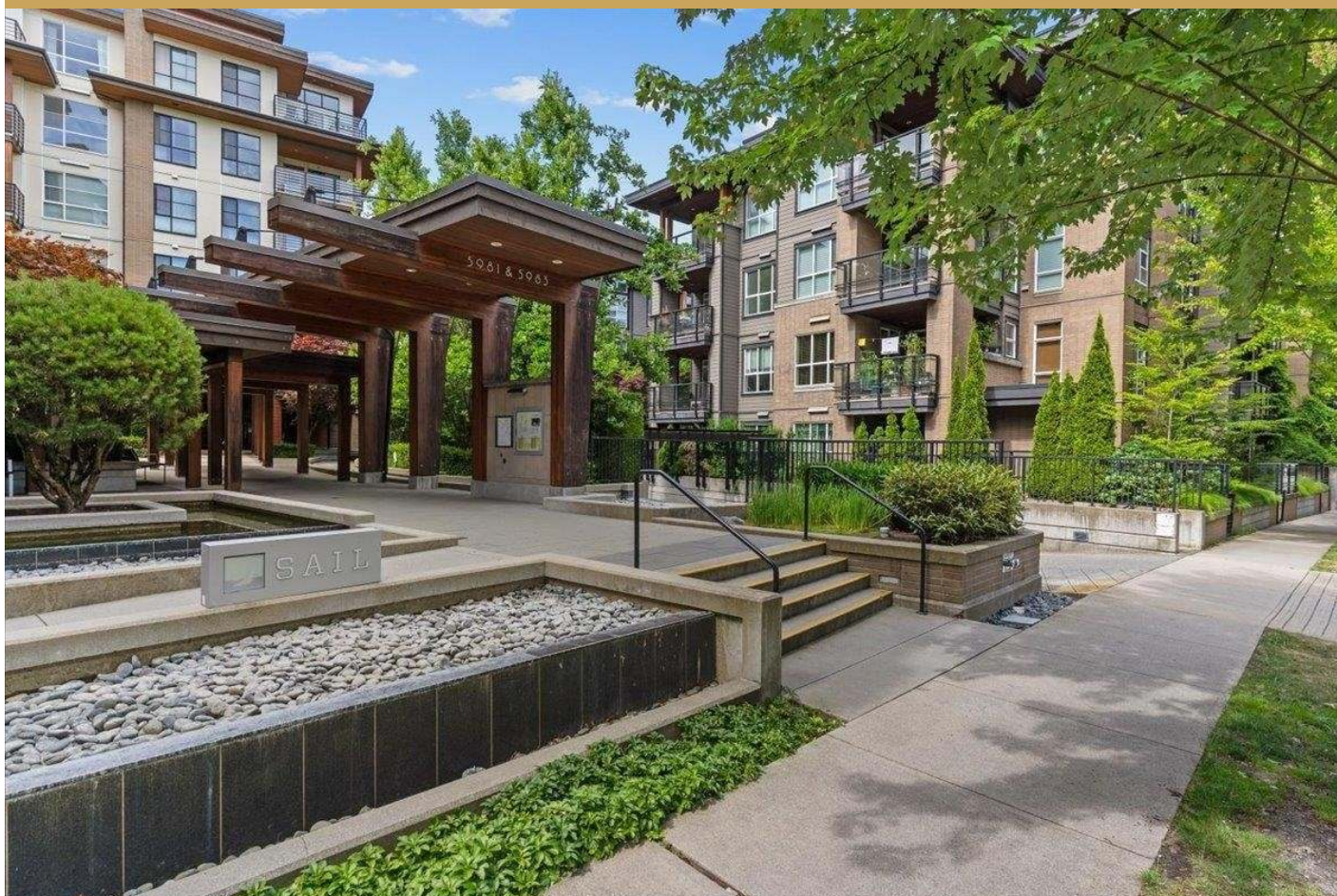


# SAIL

5981 Gray Ave. · Vancouver, BC V6S 0G8 · University



**10** FOR SALE  
FROM \$849,000

**3** SOLD · 12 MO  
\$850,000–\$1,310,000



## Unit Mix

### 1 Bedroom

7 units  
616 – 848 sf  
**from \$633,000**

### 2 Bedroom

23 units  
809 – 1,070 sf  
**from \$780,000**

### 3 Bedroom

22 units  
978 – 1,226 sf  
**from \$932,000**

# For Sale in Sail & Complex

10 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF   | UNIT / ADDRESS       |
|-------------|--------------|---------|---------|----------------------|
| \$1,125,000 | 3 / 2        | 992 sf  | \$1,134 | 313 5981 GRAY AVENUE |
| \$1,088,000 | 3 / 2        | 1014 sf | \$1,073 | 107 5981 GRAY AVENUE |
| \$1,079,900 | 3 / 2        | 987 sf  | \$1,094 | 213 5983 GRAY AVENUE |
| \$978,000   | 3 / 2        | 987 sf  | \$991   | 513 5983 GRAY AVENUE |
| \$928,000   | 2 / 2        | 823 sf  | \$1,128 | 617 5983 GRAY AVENUE |
| \$928,000   | 2 / 2        | 819 sf  | \$1,133 | 605 5981 GRAY AVENUE |
| \$899,999   | 1 / 1        | 848 sf  | \$1,061 | PH1 5981 GRAY AVENUE |
| \$870,000   | 2 / 2        | 819 sf  | \$1,062 | 303 5981 GRAY AVENUE |
| \$869,000   | 2 / 2        | 821 sf  | \$1,058 | 301 5983 GRAY AVENUE |
| \$849,000   | 2 / 2        | 882 sf  | \$963   | 210 5981 GRAY AVENUE |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,310,000 | 3 / 2ba | 1196 sf | \$1,095 | 2026-04-11 |
| \$877,500   | 2 / 2ba | 830 sf  | \$1,057 | 2025-11-07 |
| \$850,000   | 2 / 2ba | 886 sf  | \$959   | 2025-10-06 |
| \$680,000   | 1 / 1ba | 624 sf  | \$1,090 | 2025-08-11 |

## Value & Financing

### Price Positioning

**\$1070** /sq ft

Active listings here average **\$1070/sf** vs **\$882/sf** across University.

21% above area average

### Mortgage Snapshot

**\$4,066** /mo

Entry price (from) **\$849,000**

20% down payment **\$169,800**

Rate / amortization **5.24% · 25 yr**

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

|                           |                    |                      |                                     |
|---------------------------|--------------------|----------------------|-------------------------------------|
| YEAR BUILT<br><b>2012</b> | LEVELS<br><b>6</b> | SUITES<br><b>172</b> | CONSTRUCTION<br><b>Frame - Wood</b> |
|---------------------------|--------------------|----------------------|-------------------------------------|

EXTERIOR  
**Brick**

TITLE TO LAND  
**Leasehold  
Prepaid-strata**

STRATA PLAN  
**EPS1525**

MANAGEMENT  
**Self Managed**

## Overview

[View the interactive map of UBC](#)

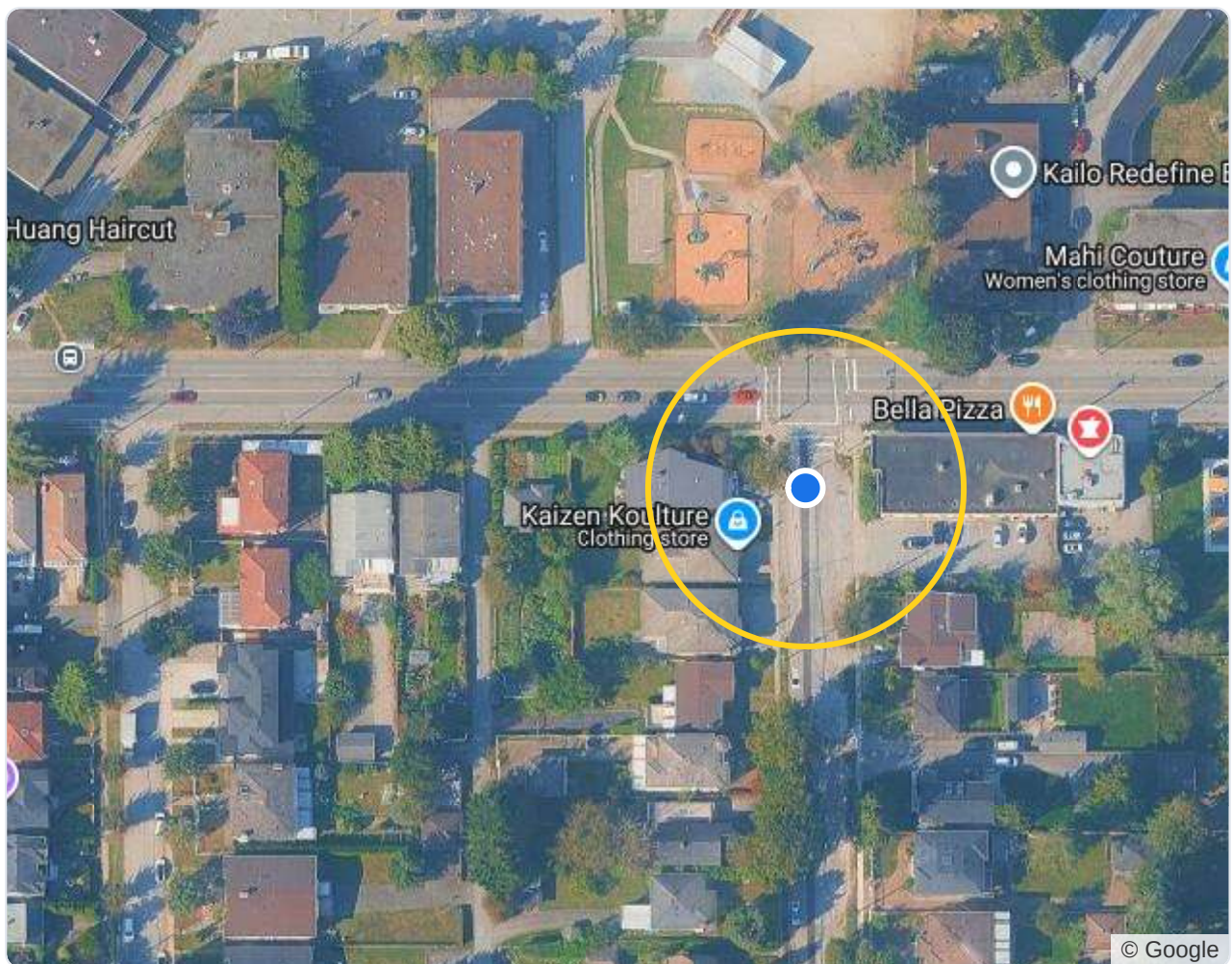
## Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

## Location



## Neighbourhood & Walkability — University

In 1907, the government of British Columbia passed an Endowment Land Act, which gave the Lieutenant Governor the power to set aside land that could be sold to fund a provincial university. In 1910, a site commission recommended that UBC be build at the tip of Point Grey, and years later, in 1920, roughly 3,000 acres of land on the Point Grey peninsula was set aside to turn the dream of a provincial university into a reality with the creation of The University of British Colum...

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



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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scan or call