

BUILDING BROCHURE

SELF-MANAGED

2288 Newport Ave. · Vancouver, BC V5P 2J2 · Fraserview VE



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1 FOR SALE
FROM \$638,800

Unit Mix

2 Bedroom

2 units

915 – 956 sf

from \$638,800

For Sale in Self-Managed & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$638,800	2 / 2	915 sf	\$698	302 2288 NEWPORT AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$698,000	2 / 2ba	956 sf	\$730	2023-03-31

Value & Financing

Price Positioning

\$698 /sq ft

Active listings here average \$698/sf vs \$827/sf across Fraserview VE.

16% below area average

Mortgage Snapshot

\$3,059 /mo

Entry price (from) \$638,800

20% down payment \$127,760

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1992	SUITES 12	CONSTRUCTION Frame - Wood	EXTERIOR Stucco
TITLE TO LAND Freehold Strata		STRATA PLAN LMS330	

Overview

Self-Managednue - Self-Managednue, Vancouver, BC V5P 4M4, LMS330 - located in Fraserview area of Vancouver East, near the crossroads Newport Avenue and Nanaimo Street. This building only steps from Bobolink Park, South Vancouver Family Place, Brain-Bridge Asian Learning Centre, Taiwanese Canadian Association, Oppenheimer Elementary, Douglas Elementary, Good Shepherd Day Care and Fraserview Park. Gladstone Park, Rowing Club, Riverfront Park, Vikky Mart, Fraserview Golf Course, German-Canadian Care Home, Jasper Crescent Daycare, Holy

Family Hospital, Fitness Town and Guru Nanak Elementary are close to the development. There are a lot of restaurants in the neighbourhood such as White Spot, Evergreen Punjabi Corner, Tuscan Automatic Gates, Panos Greek Taverna, Wonton Seafood and Who's Chinese. Canadian Superstore, Langara and Marine Drive Skytrain Station are within a short drive from the complex. Richmond, the Vancouver International Airport, The Canada Line, Oakridge, Champlain, Metrotown are within minutes of drive and this complex a quick twenty minutes away from the downtown core. This complex was built in 1992. This three-level building has frame-wood construction and partial rain screen. There are 12 units in development and in strata. Eight units are residential and four units are commercial. The building has been re-painted and re-railed in corridors in 2009. Most homes offer laminate floors, large sun deck, in-suite laundry and storage.

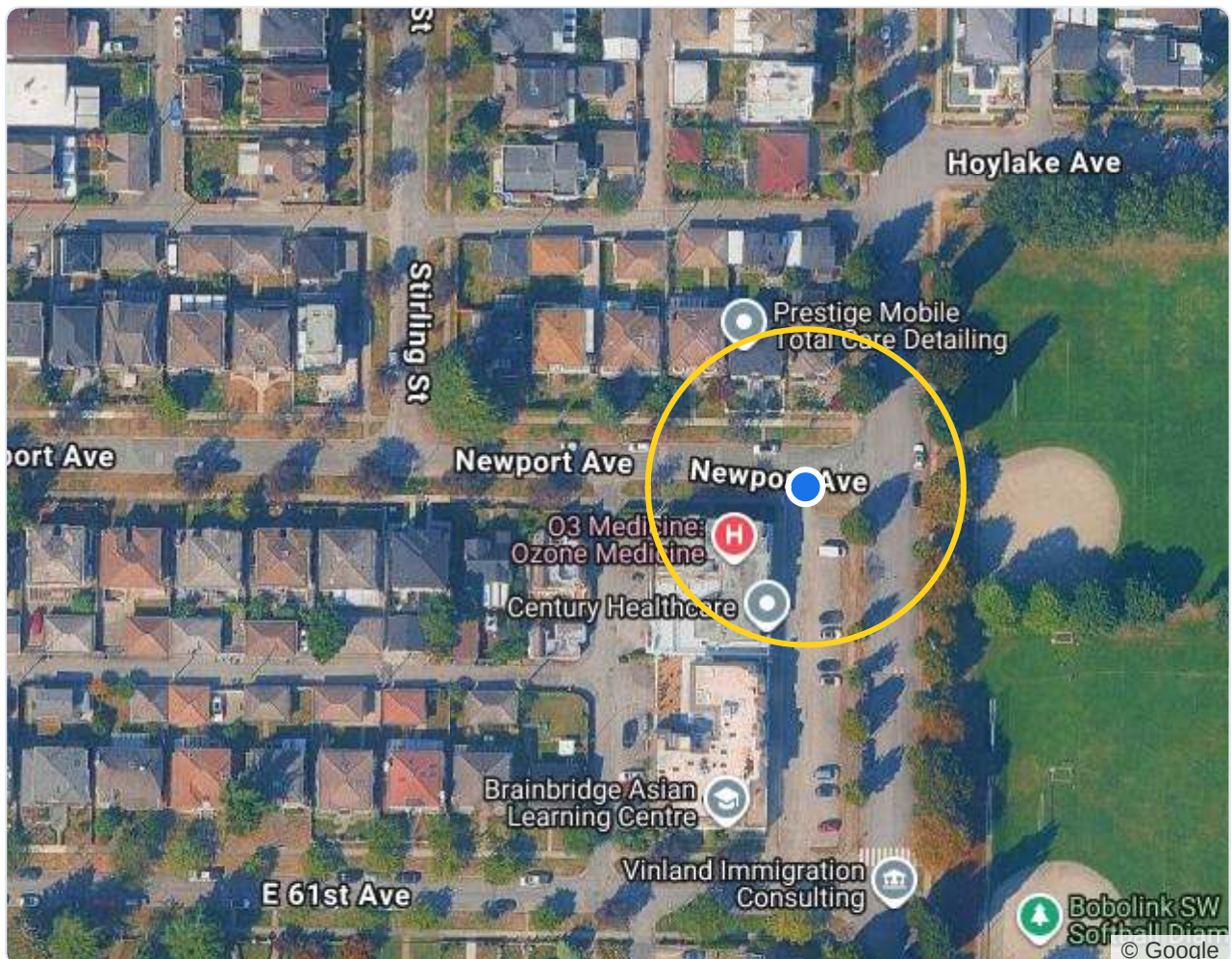
Amenities & Features

- ✓ Guest Suite
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Gas
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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