

BUILDING BROCHURE

SUNLAND PLAZA

5553 16th Ave. · Tsawwassen, BC V4M 2H7 · Cliff Drive



Scan to view online



2 FOR SALE
FROM \$419,900

1 SOLD · 12 MO
\$449,900–\$449,900

12-MO SOLD TREND
11.8

Unit Mix

1 Bedroom

6 units
704 – 759 sf
from \$340,000

2 Bedroom

2 units
984 – 1,058 sf
from \$402,500

For Sale in Sunland Plaza & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$510,000	2 / 2	1058 sf	\$482	202 5553 16 AVENUE
\$419,900	1 / 1	759 sf	\$553	301 5553 16 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$449,900	1 / 1ba	728 sf	\$618	2025-12-17
\$420,000	1 / 1ba	745 sf	\$564	2022-02-03
\$340,000	1 / 1ba	704 sf	\$483	2021-06-30
\$369,000	1 / 1ba	726 sf	\$508	2021-02-23

Value & Financing

Price Positioning

\$518 /sq ft

Active listings here average **\$518/sf** vs **\$716/sf** across Cliff Drive.

28% below area average

Mortgage Snapshot

\$2,011 /mo

Entry price (from) **\$419,900**

20% down payment **\$83,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1977	LEVELS 3	SUITES 14	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS463	

Overview

Sunland Plaza - 5553 16 Avenue, Delta, BC V4M 2H7, NWS463 - located in Cliff Drive neighborhood of Tsawwassen, near the crossroads of 16 Avenue and 56 Street, only 3 minute drive to Tsawwassen Town Centre Mall. Golf Club, Bowling Club, South Delta Recreation Centre and Tsawwassen Skatepark are close to the complex. Beach Grove Elementary, South Park Elementary and South Delta Secondary schools are in the neighbourhood. There are a lot of restaurants in the neighbourhood such as Browns Socialhouse, Kon Thai, Dairy Queen, Domino's Pizza, White Sport, Mario's Kitchen. The bus stops are minutes away and they can take you to Canada Line. The Sunland Plaza was built in 1977. There are 14 units in development and in strata. Its is a well-run and a self-managed building. Two pets are permitted. Rentals are restricted. Recent upgrades to building include new windows and sliding glass doors. Most homes have private decks and in-suite laundry. Some units have walk-in closets and hardwood floors.

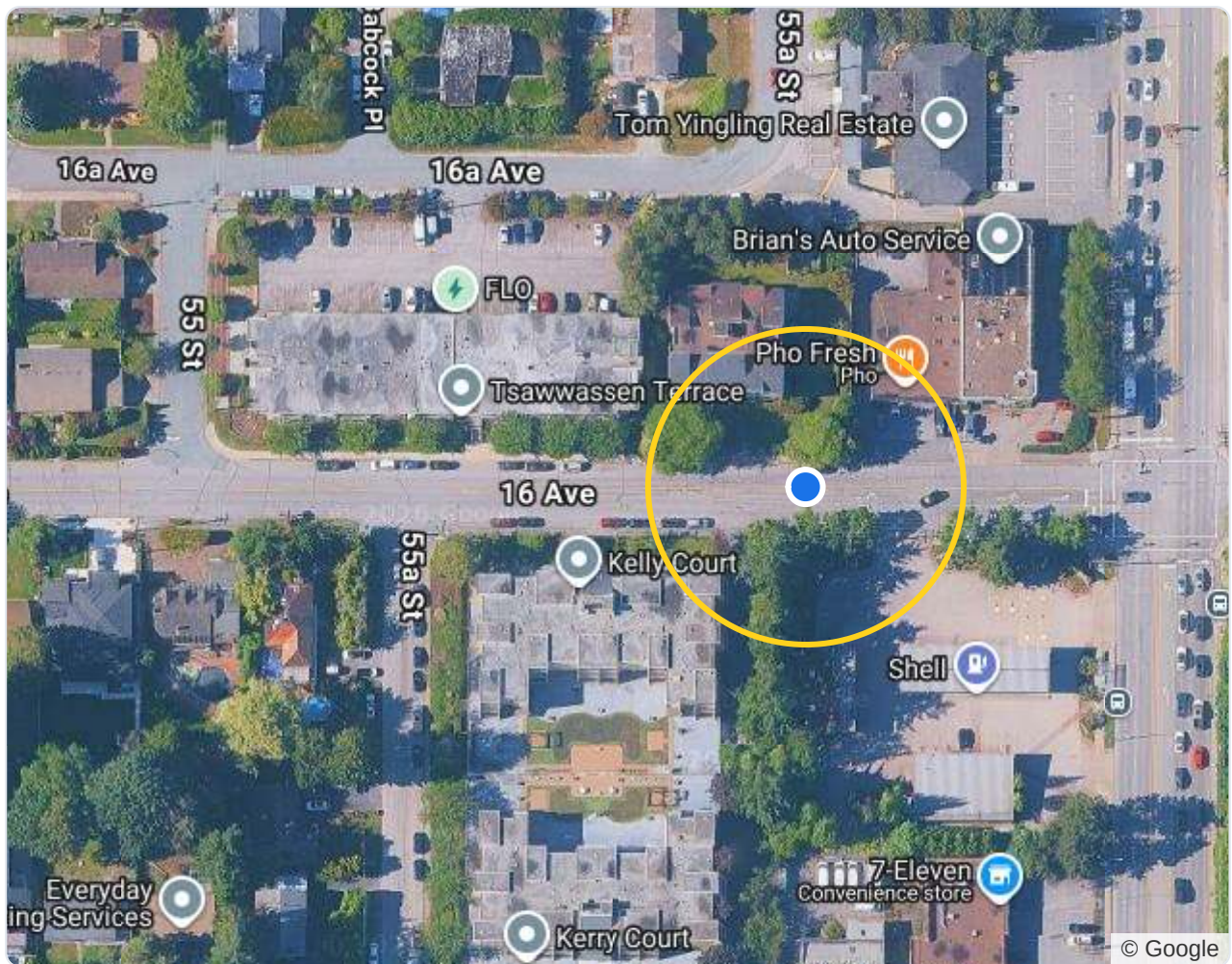
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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