

BUILDING BROCHURE

THE CAMBRIDGE - 2222 CAMBRIDGE BUILDING

2222 Cambridge St. · Vancouver, BC V5L 1E6 · Hastings



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2 FOR SALE
FROM \$549,000

12-MO SOLD TREND
23.8

Unit Mix

1 Bedroom

3 units
618 – 630 sf
from \$478,000

2 Bedroom

6 units
751 – 872 sf
from \$549,000

For Sale in The Cambridge – 2222 Cambridge Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$579,000	2 / 1	751 sf	\$771	306 2222 CAMBRIDGE STREET
\$549,000	2 / 1	872 sf	\$630	112 2222 CAMBRIDGE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$687,000	2 / 1ba	836 sf	\$822	2024-03-22
\$478,000	1 / 1ba	618 sf	\$773	2024-02-25
\$550,000	2 / 1ba	835 sf	\$659	2023-12-18
\$498,000	1 / 1ba	630 sf	\$790	2023-09-04

Value & Financing

Price Positioning

\$700 /sq ft

Active listings here average \$700/sf vs \$928/sf across Hastings.

25% below area average

Mortgage Snapshot

\$2,629 /mo

Entry price (from)	\$549,000
20% down payment	\$109,800
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1974	LEVELS 3	SUITES 44	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN VAS127	MANAGEMENT Korecki Real Estate Services Inc.

Overview

The Cambridge at 2222 Cambridge Street, Vancouver, BC V5L 1E5 - VAS127. Building was built in 1973 with 44 units over 3 levels. Located in the Hastings area of Vancouver East, at the crossroads of N Templeton Drive and Cambridge Street. Complex features include elevator, storage, shared Laundry, and parking. Fantastic Hastings Sunrise location with easy access to shopping, restaurants and transit. Just a short walk to the heart of Commercial Drive and easy access to Downtown Vancouver. Steps to McGill Park, Cambridge Park and Oxford Park. A short walk to NEC Native Education College, School Board Vancouver, Kiwassa Longhouse Out Of School Care, Sir William MacDonald Community and Hastings Community Elementary. Near great restaurants such as Odyssey Seafood Restaurant, McMillan Js Fisheries, Tillicum Community Annex, Family Places, a few blocks the Dundas Market, Dominos Pizza, Big Daddy's Pizza Company, Worldwide Seafoods, Docker Diner, Princeton Pub, Koko Japanese, London Drugs.

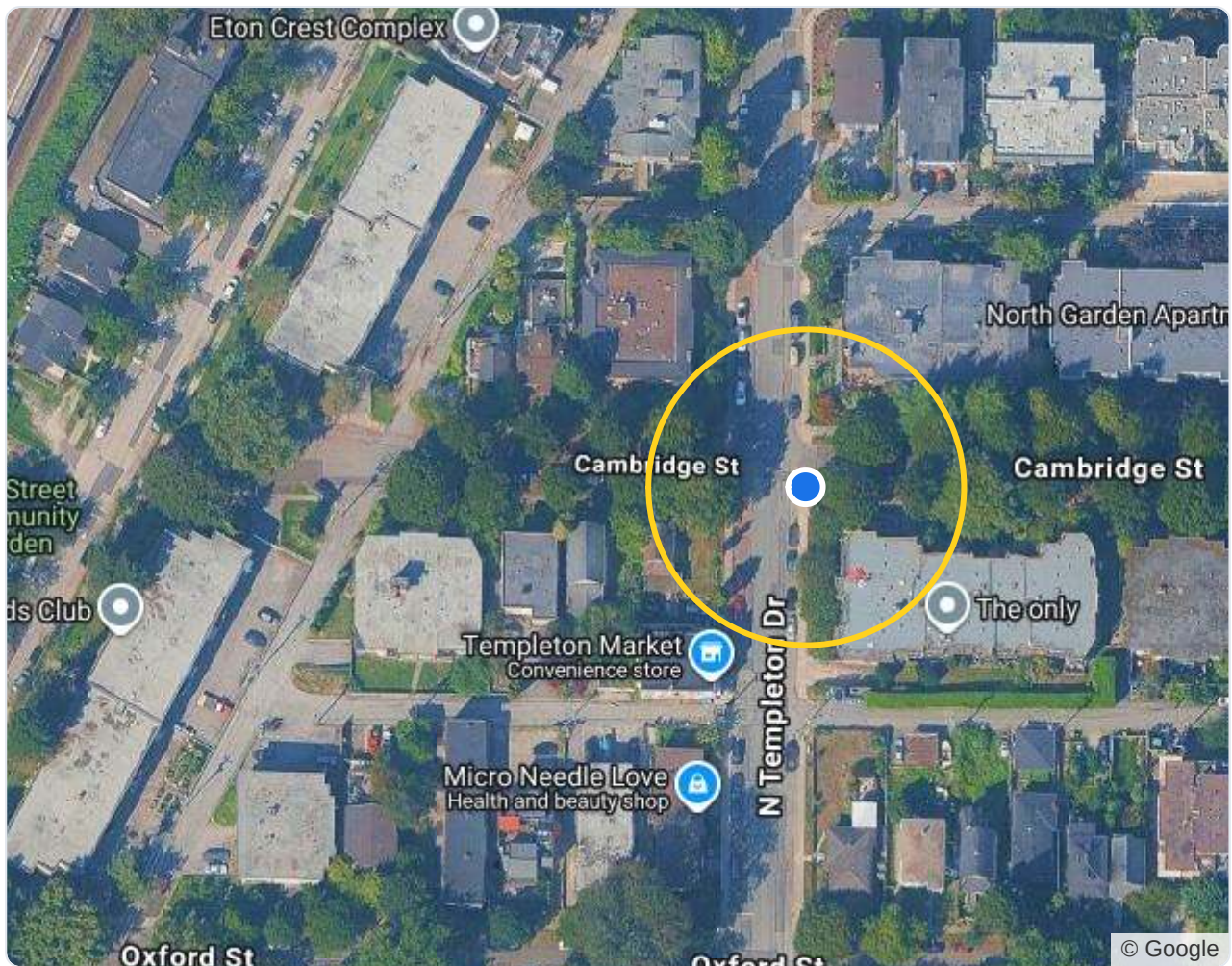
Amenities & Features

- | | |
|------------|------------------|
| ✓ Elevator | ✓ Shared Laundry |
| ✓ Storage | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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