

THE DONCASTER - 620 8TH BUILDING

620 8th Ave. · New Westminster, BC V3M 5V7 · Uptown NW



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3 FOR SALE
FROM \$368,880

1 SOLD · 12 MO
\$380,000-\$380,000



Unit Mix

1 Bedroom

14 units
700 – 773 sf
from \$310,000

2 Bedroom

3 units
952 – 993 sf
from \$501,000

For Sale in The Doncaster - 620 8th Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,000	1 / 1	726 sf	\$550	302 620 EIGHTH AVENUE
\$389,999	1 / 1	734 sf	\$531	107 620 EIGHTH AVENUE
\$368,880	1 / 1	720 sf	\$512	316 620 EIGHTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$380,000	1 / 1ba	773 sf	\$492	2026-02-20
\$360,000	1 / 1ba	734 sf	\$490	2025-06-02
\$524,900	2 / 2ba	952 sf	\$551	2023-11-19
\$420,000	1 / 1ba	714 sf	\$588	2023-10-11

Value & Financing

Price Positioning

\$531 /sq ft

Active listings here average **\$531/sf** vs **\$717/sf** across Uptown NW.

26% below area average

Mortgage Snapshot

\$1,767 /mo

Entry price (from) **\$368,880**

20% down payment **\$73,776**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1976	LEVELS 3	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS386	

Overview

The Doncaster “ 620 8th Avenue, New Westminster, BC V3M 5V7, NWS386 ” Situated between 6th and 8th Street in the heart of the popular Uptown area. This great location is a few steps away from The Mercer Stadium Park and Moody Park, New Westminster Secondary School, Century House “ Moody Park Recreation Center, Royal City Shopping Center, Safeway, New Westminster Public Library, Massey theatre, tons of restaurants, banks, transit and other amenities.

It is also approximately just 30 minutes drive to Vancouver! The Doncaster is a three storey building with 54 units and lovely landscaping built in 1976. This well maintained and well managed building offers several amenities including an elevator, recreation center, sauna/steam room, shared laundry and storage locker. You may also enjoy a quiet and relaxing day in your very own patio. Don't miss the chance to live in this wonderful community! »

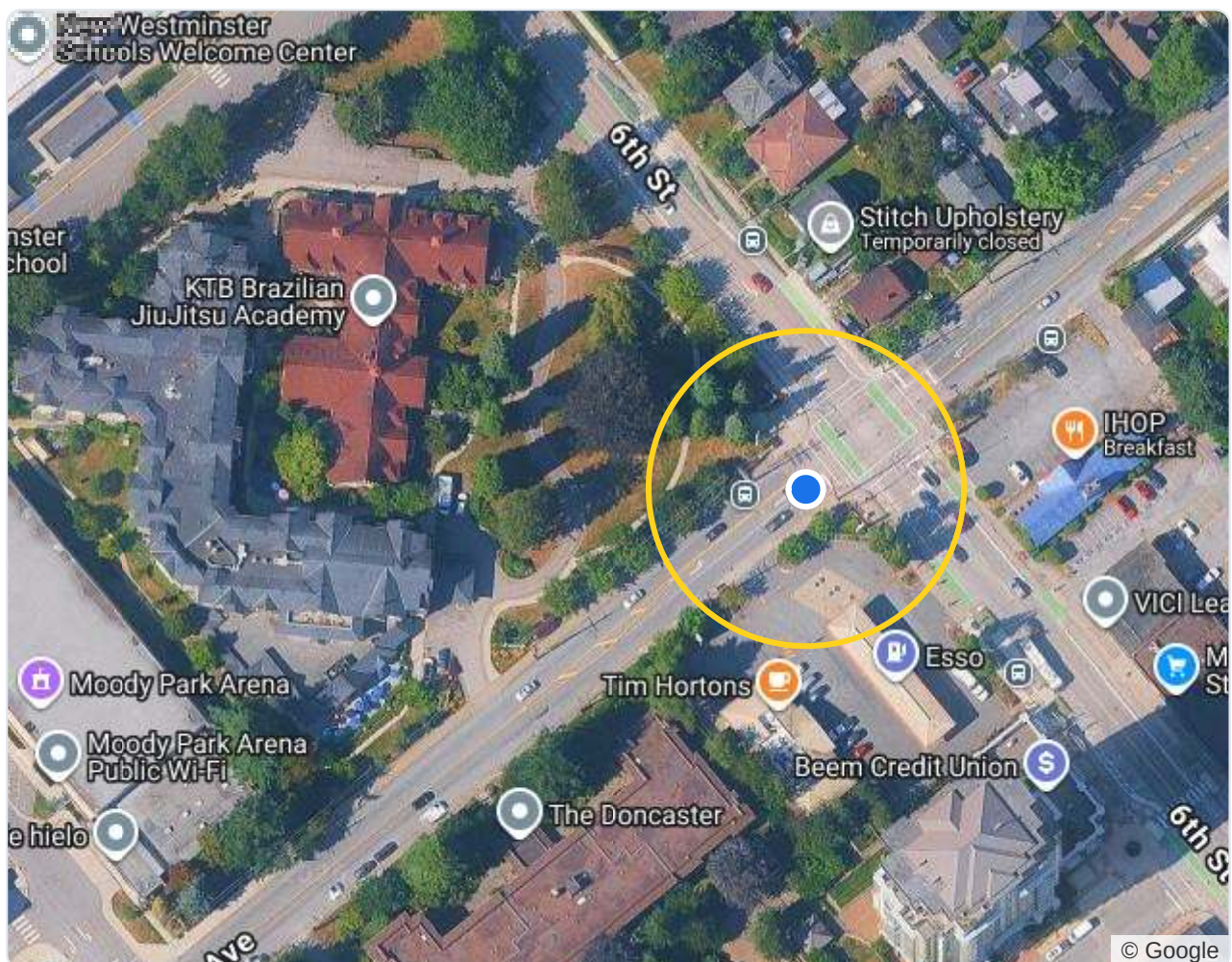
Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage
- ✓ Wheelchair Access

Maintenance Fees Include

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

Location





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RE/MAX Crest Realty · BC Condos & Homes Team

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