

BUILDING BROCHURE

THE EMPRESS - 6282 KATHLEEN BUILDING

6282 Kathleen Ave. · Burnaby, BC V5H 4J4 · Metrotown



2 FOR SALE
FROM \$757,000

1 SOLD · 12 MO
\$713,800-\$713,800


12-MO SOLD TREND
21

Unit Mix

2 Bedroom

16 units
1,158 – 1,223 sf
from \$585,000

For Sale in The Empress – 6282 Kathleen Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$759,900	2 / 2	1175 sf	\$647	1601 6282 KATHLEEN AVENUE
\$757,000	2 / 2	1169 sf	\$648	502 6282 KATHLEEN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$713,800	2 / 2ba	1175 sf	\$607	2025-12-27
\$745,000	2 / 2ba	1215 sf	\$613	2024-06-27
\$710,000	2 / 2ba	1158 sf	\$613	2024-03-19
\$700,000	2 / 2ba	1223 sf	\$572	2022-12-07

Value & Financing

Price Positioning

\$647 /sq ft

Active listings here average \$647/sf vs \$890/sf across Metrotown.

27% below area average

Mortgage Snapshot

\$3,625 /mo

Entry price (from) \$757,000

20% down payment \$151,400

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1986	LEVELS 15	SUITES 60	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2497	MANAGEMENT Bayside Property Services Ltd.

Overview

The Empress 6282 - 6282 Kathleen Avenue, Burnaby, BC V5H 4J4, NWS2497 - Located on Kathleen Avenue and Mayberry Street in the popular Metrotown subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The Empress is also close to theatres, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around The Empress include the Central Park Pitch & Putt Golf Course, Michael J Fox Theatre, SilverCity Metropolis Cinemas, Metropolis at Metrotown and Burnaby Central Park. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. The Empress is a few minutes walk to Chaffey-Burke Elementary School and Patterson Skytrain Station and is close to Maccorkindale and Suncrest Elementary Schools, Swangard Stadium, South Burnaby Lawn Bowling Club, Burnaby Public Library, Trafalgar Food Market and a wide variety of ethnic restaurants including Times Square, Yakko Sushi, Nando's, Curry King Cafe, Minoas Greek Taverna and many others. The Empress is a highrise complex built in 1987 that consists of 60 units featuring spacious floor plan, functional layout, gas fireplace, in suite laundry and large balcony. The complex offers recreation facility with meeting and craft rooms, indoor pool, sauna, hot tub, parking, visitor parking and security system. Maintenance fees include gardening, hot water, management and recreation facility. Convenient location, onsite amenities - move to The Empress today!

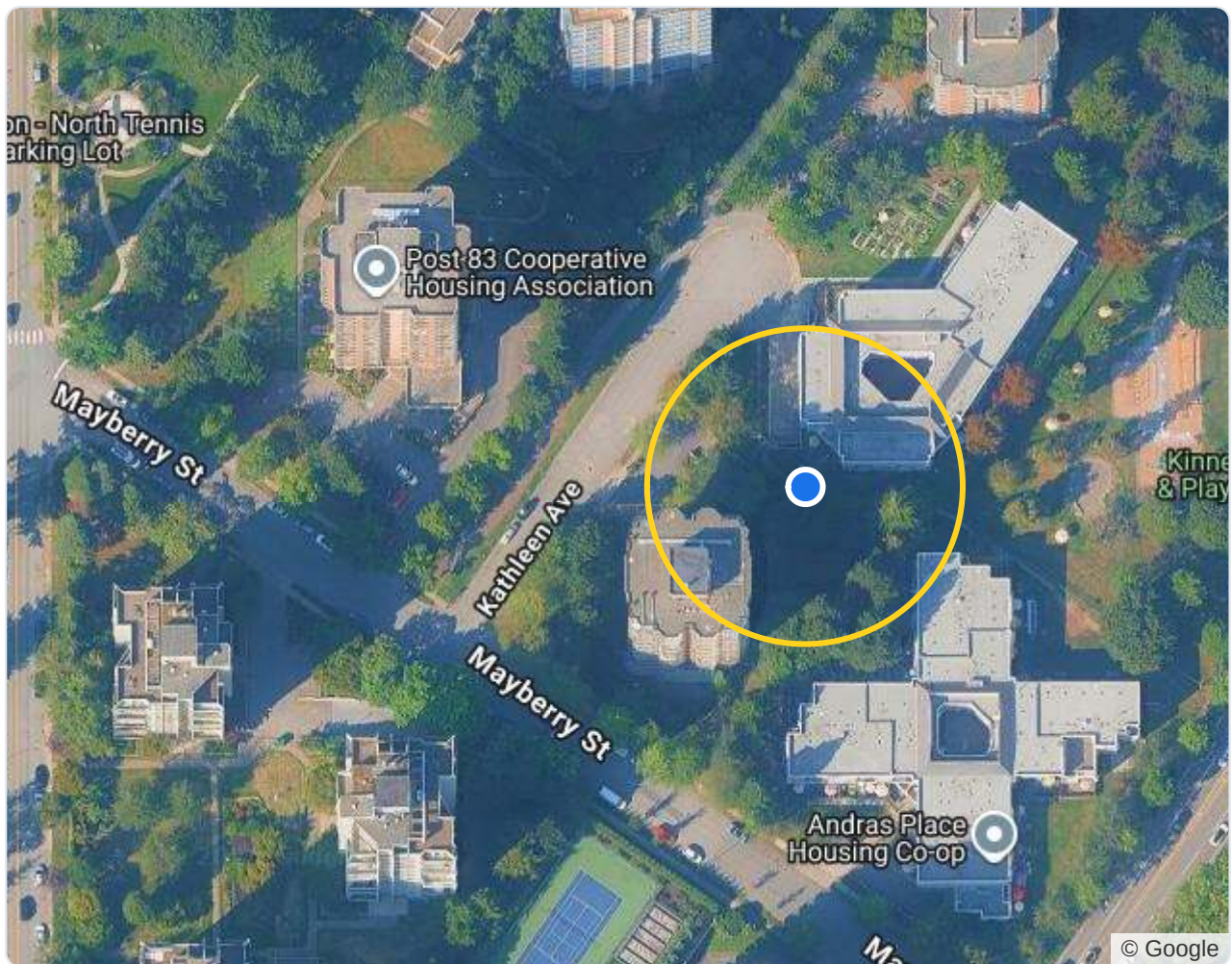
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Pool; Indoor | ✓ Sauna/steam Room |
| ✓ Swirlpool/hot Tub | |

Maintenance Fees Include

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

Location



Les Twarog

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Book a Viewing
scan or call