

BUILDING BROCHURE

WATERSIDE - 2250 MARINE BUILDING

2250 SOUTHEAST Marine Dr. · Vancouver, BC V5P 2S2 · Fraserview VE



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2 FOR SALE
FROM \$675,000

12-MO SOLD TREND
-0.8

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

2 Bedroom

1 unit
1,236 – 1,236 sf
from \$648,000

3 Bedroom

12 units
1,200 – 1,257 sf
from \$615,000

For Sale in Waterside - 2250 Marine Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$822,000	3 / 2	1238 sf	\$664	202 2250 SE MARINE DRIVE
\$675,000	3 / 2	1247 sf	\$541	303 2250 SE MARINE DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$615,000	3 / 2ba	1247 sf	\$493	2025-08-04
\$692,000	3 / 2ba	1244 sf	\$556	2024-09-22
\$755,000	3 / 2ba	1229 sf	\$614	2023-02-16
\$650,000	3 / 2ba	1226 sf	\$530	2022-05-09

Value & Financing

Price Positioning

\$603 /sq ft

Active listings here average \$603/sf vs \$812/sf across Fraserview VE.

26% below area average

Mortgage Snapshot

\$3,233 /mo

Entry price (from) **\$675,000**

20% down payment **\$135,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	LEVELS 3	SUITES 48	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Leasehold Prepaid-strata	STRATA PLAN VAS2446	MANAGEMENT Bayside Property Services Ltd.

Overview

Waterside - 2250 Marine Drive Southeast, Vancouver, BC V5P 2S2, VAS2446 - located in Fraserview area of Vancouver East, at the crossroads Marine Drive Southeast and Nanaimo Street. The Waterside is close to waterfront of Fraser River, Gladstone Park, Rowing Club, Riverfront Park, Vikky Mart, Fraserview Golf Course, German-Canadian Care Home, David Oppenheimer Elementary, Bobolink Park, Brain-Bridge Asian Learning Centre, Douglas Elementary, Good Shepherd Day Care, Jasper Crescent Daycare, Holy Family Hospital, Fitness Town and Guru Nanak Elementary. 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. The Waterside was built in 1990. This three-level building has a frame-wood construction with vinyl exterior and full rain screen. There are 48 units in development and in strata. The building has been rain-screened in 2007. New roof, new vinyl siding, new walk-out balcony and window from 2008. Some units feature views of the river. The complex offers a wheelchair access, a secure parking, a gym, a club house, a lounge, a bike storage and a workshop. Most homes offer in-suite laundry, spacious dining/living area, a balcony, a gas fireplace, a storage and laminate floors.

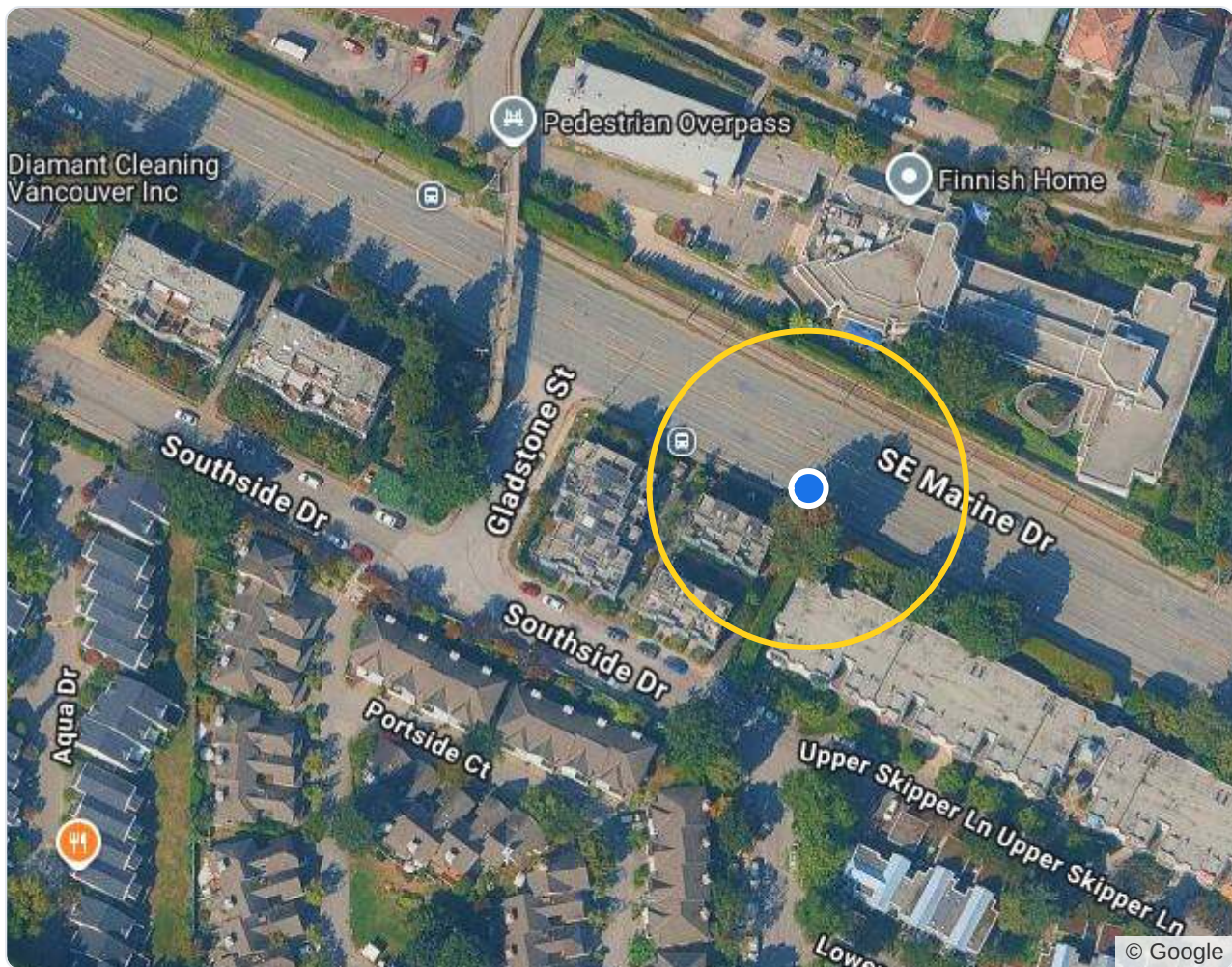
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Bike Room | ✓ Club House |
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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