

SUMMARY OF RECENT SALES IN 2018 • BURNABY

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	DESCRIPTION
SIXTH STREET							
7535 6th St	\$2,600,000	C-1/RM-3	2.1	12,000	9/18/18	\$103	Income Property
7472 6th St	\$1,850,000	RM-3	1.1	11,950	1/30/18	\$141	Development Site
EDMONDS							
>> 6975 Kingsway	\$2,700,000	C-4	1.0	6,838	5/16/18	\$395	Income Property
7414 Edmonds St	\$2,700,000	RM-4	2.5	5,887	3/28/18	\$183	Income Property
7444 Edmonds St	\$3,480,000	RM-4	2.5	7,920	1/30/18	\$176	Development Site
HASTINGS							
4780 Hastings St	\$26,000,000	C-4A	2.4	53,048	9/4/18	\$204	Development Site
4585 Hastings St	\$2,650,000	C-4A	2.4	6,865	6/19/18	\$161	Income Property
METROTOWN							
6675 Dow Ave	\$43,000,000	RM5s	3.4	35,580	12/12/18	\$355	Development Site
6622 Willingdon Ave	\$14,500,000	RM4s	2.5	17,519	8/17/18	\$331	Development Site
6645 Dow Ave	\$58,600,000	RM5s/C2	3.4	40,946	8/16/18	\$421	Development Site
4071 Kingsway	\$5,900,000	RM4s/C2	2.5	8,290	8/7/18	\$285	Development Site
6739 Royal Oak Ave	\$8,200,000	RM4s/C2	2.5	14,377	6/29/18	\$228	Development Site
6688 Willingdon	\$28,000,000	RM4s	2.5	34,761	4/30/18	\$322	Development Site
6630 Telford	\$28,500,000	RM4s	2.5	34,151	4/26/18	\$334	Development Site
4495 Imperial	\$4,300,000	RM-3	1.1	10,264	4/4/18	\$381	Income Property
6730 Dow Ave	\$5,900,000	RM-4	2.5	9,107	1/9/18	\$259	Development Site

>> SOLD by TRG Commercial

**Price per buildable SF is the sale price/land area X FSR



4411 HASTINGS STREET, VANCOUVER • NEW PRICE: \$8,800,000

LAND AREA: 14,179 SF • C-8 ZONING • DEVELOPMENT SITE

www.karimwinsor.com

**FOR MORE INFORMATION
PLEASE CONTACT**

KARIM WINSOR
Personal Real Estate Corporation

TEL **604 319 6439**
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SUMMARY OF RECENT SALES IN 2018 • EAST VANCOUVER

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	DESCRIPTION
KINGSWAY							
>> 1490 Kingsway	\$3,575,000	C-2	2.5	3,801	10/30/18	\$376	Income Property
398 Kingsway	\$26,500,000	C-2	2.5	25,000	10/29/18	\$424	Development Site
2919 Prince Edward	\$3,900,000	C-2	2.5	4,051	10/1/18	\$385	Income Property
602 Kingsway	\$10,000,000	C-2C	3.0	9,451	9/19/18	\$352	Development Site
2651 Kingsway	\$2,338,000	C-2	2.5	2,803	8/1/18	\$334	Income Property
1369 Kingsway	\$8,250,000	C-2	2.5	12,128	4/20/18	\$272	Development Site
3030 Kingsway	\$4,400,000	C-2	2.5	7,880	4/12/18	\$223	Development Site
1690 Kingsway	\$3,700,000	C-2	2.5	5,828	3/15/18	\$254	Development Site
MAIN STREET							
4745 Main	\$19,243,000	C-2	2.5	20,161	12/14/18	\$382	Development Site
4330 Main	\$2,510,000	C-2	2.5	2,750	10/31/18	\$365	Income Property
4655 Main	\$5,900,000	C-2	2.5	6,830	10/12/18	\$346	Income Property
2333 Main	\$10,750,000	C-3A	3.0	6,864	7/23/18	\$522	Development Site
2490 Main	\$6,500,000	C-3A	3.0	4,600	5/31/18	\$471	Development Site
2470 Main	\$3,165,000	C-3A	3.0	1,988	5/31/18	\$531	Development Site
3217 Main	\$14,890,000	C-2	2.5	11,616	4/30/18	\$513	Development Site
3916 Main	\$3,420,000	C-2	2.5	3,588	4/25/18	\$381	Income Property
4366 Main	\$2,550,000	C-2	2.5	2,500	3/20/18	\$408	Income Property
3510 Main	\$13,141,300	C-2	2.5	14,478	3/16/18	\$363	Development Site
3260 Main	\$4,100,000	C-2	2.5	2,959	3/16/18	\$554	Income Property
VICTORIA							
6568 Victoria	\$2,089,300	C-2	2.5	3,891	6/5/18	\$215	Income Property
5705 Victoria	\$5,480,000	C-2	2.5	8,778	4/30/18	\$250	Income Property
EAST BROADWAY							
452 E Broadway	\$15,625,000	C-2C	3.0	19,398	12/13/18	\$268	Development Site
1660 E Broadway	\$7,500,000	C-3A	3.0	6,350	8/31/18	\$394	Income Property
562 E Broadway	\$8,200,000	C-2C	3.0	8,052	6/14/18	\$339	Development Site
574 E Broadway	\$7,300,000	C-2C	3.0	8,052	3/23/18	\$302	Development Site
736 E Broadway	\$2,800,000	C-2C	3.0	4,026	2/1/18	\$232	Income Property
104 E Broadway	\$6,800,000	C-3A	3.0	5,353	1/26/18	\$423	Development Site
FRASER STREET							
4253 Fraser St	\$4,200,000	C-2	2.5	5,750	8/13/18	\$292	Development Site
3310 Fraser St	\$4,100,000	C-2	2.5	6,436	8/2/18	\$255	Development Site
3245 Fraser St	\$4,712,000	C-2	2.5	6,436	4/23/18	\$293	Development Site
E. HASTINGS STREET							
1720 E Hastings St	\$3,500,000	MC-1	3.0	5,368	11/20/18	\$217	Development Site
1943 E Hastings St	\$5,850,000	MC-2	4.0	6,100	3/1/18	\$240	Income Property
1955 E Hastings St	\$8,200,000	MC-2	4.0	6,100	2/1/18	\$336	Income Property
3618 E Hastings St	\$5,725,000	C-2C	3.0	6,664	1/8/18	\$286	Income Property
COMMERCIAL DR							
1801 Commercial	\$6,844,001	C-2C	3.0	7,628	10/18/18	\$299	Income Property
>> SOLD by TRG Commercial						**Price per buildable SF is the sale price/land area X FSR	

SUMMARY OF RECENT SALES IN 2018 • WEST SIDE

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	DESCRIPTION
WEST 10TH AVENUE							
4401 W 10th Ave	\$9,300,000	C-2	2.5	6,210	5/2/18	\$599	Income Property
2120 W 10th Ave	\$23,000,000	C-8	2.2	17,250	5/2/18	\$606	Development Site
535 W 10th Ave	\$7,750,000	C-3A	3.0	6,250	2/28/18	\$413	Income Property
WEST 4TH AVENUE							
2285 W 4th Ave	\$80,500,000	C-2B	2.5	67,611	5/1/18	N/A	Strata Sale
1635 W 4th Ave	\$6,000,000	C-2B	2.5	8,020	4/30/18	\$299	Income Property
2166 W 4th Ave	\$4,075,000	C-2B	2.5	2,625	4/4/18	\$621	Income Property
ARBUTUS/WEST BLVD							
6310 East Blvd	\$13,300,000	C-2	2.5	7,935	2/15/18	\$670	Development Site
5957 West Blvd	\$9,750,000	C-2	2.5	6,500	1/19/18	\$556	Development Site
WEST BROADWAY							
3080 W Broadway	\$17,250,000	C-2C	3.0	11,630	10/18/18	\$494	Development Site
1626 W Broadway	\$13,600,000	C-3A	3.0	6,250	9/6/18	\$725	Development Site
1451 W Broadway	\$14,000,000	C-3A	3.0	5,845	5/31/18	\$798	Development Site
2096 W Broadway	\$16,895,000	C-3A	3.0	9,375	5/24/18	\$601	Development Site
210 W Broadway	\$23,500,000	C-3A	3.0	11,901	4/6/18	\$658	Income Property
1212 W Broadway	\$34,700,000	C-3A	3.0	18,719	2/28/18	\$618	Income Property
DUNBAR STREET							
4585 Dunbar St	\$12,380,000	C-2	2.5	7,895	7/23/18	\$627	Development Site
3496 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
3480 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
5520 Dunbar St	\$7,888,880	C-2	2.5	6,191	1/5/18	\$510	Development Site
5580 Dunbar St	\$7,611,120	C-2	2.5	5,980	1/5/18	\$510	Development Site
GRANVILLE STREET							
2211 Granville St	\$11,800,000	C-3A	3.0	7,200	9/27/18	\$546	Development Site
>> 2625 Granville St	\$7,280,000	C-3A	3.0	3,240	5/31/18	\$749	Income Property
8655 Granville St	\$20,000,000	C-2	2.5	15,083	2/28/18	\$530	Development Site
1520 W 6th Ave	\$24,931,750	C-3A	3.0	14,150	1/25/18	\$587	Development Site
BURRARD STREET							
1855 Burrard St	\$25,000,000	C-3A	3.0	12,272	7/3/18	\$679	Development Site
WEST 41ST AVENUE							
>> 2035 W 41st Ave	\$4,638,000	C-2	2.5	3,050	10/16/18	\$608	Income Property
2021 W 41st Ave	\$20,760,000	C-2	2.5	12,200	9/27/18	\$681	Development Site
2063 W 41st Ave	\$4,130,000	C-2	2.5	3,100	11/20/18	\$533	Development Site
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NEW PRICE: **\$8,800,000** • C8 ZONING • DEVELOPMENT SITE



1270 FRANCES STREET, VANCOUVER

SOLD PRICE: **\$3,850,000** • I2 ZONING • INCOME PROPERTY



6975 KINGSWAY, VANCOUVER

SOLD PRICE: **\$2,700,000** • C4 ZONING • INCOME PROPERTY



1490 KINGSWAY, VANCOUVER

SOLD PRICE: **\$3,575,000** • C2 ZONING • INCOME PROPERTY

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