



## Commercial Properties Private Treaty Sale As at April 2010

COMMERCIAL & CONSERVATION SHOPHOUSE		Person-in-charge	Guide Price
*	1 <b>Serangoon Road, D08</b> 9 adjoining shophouses with a site area of 7,200 sf approx. Floor area 11,200 sf approx, Balance leasehold of 84 years. High rental.	Mary Sai 9388 7879	\$3Xm
*	2 <b>Cantonment Road, D02</b> A 2-storey conservation shophouse unit with mezzanine and attic. Site Area 1,318 sf approx. floor Area 3,200 sf approx. freehold. Tenanted on 2 <sup>nd</sup> floor and attic. Vacant on ground floor and mezzanine	Derrick Loi 9101-4747	\$4.3mil
*	3 <b>Off River Valley Road, D09</b> 4-storey building with lift, Land Area : 2,323 sf, GFA : 6,200 sf approx. Freehold. Zone : "Residential with Commercial on 1 <sup>st</sup> storey" TENANTED	Mary Sai 9388 7879	View To Offer
*	4 <b>SYED ALWI ROAD, D08</b> A 2-storey corner conservation shophouse with attic. Land: 1,104sf, Floor Area: 2,000sf approx. 99 years wef Nov 1999, Tenanted, Zoned Commercial.	Derrick Loi 9101-4747	\$1.88mil
*	5 <b>Tras Street, D02 (Tenanted) ZONED COMMERCIAL</b> 4 adjoining units of 3-storey conservation shophouses with attic, land area 6,310 sf, total gross floor area 16,100sf approx., 99 years wef 1994	Derrick 910-1 4747	\$15mil
*	6 <b>JOO CHIAT PLACE, D15</b> A 2-storey corner conservation shophouse unit. Freehold, site area 2,465 sf, floor area 4,300sf approx. Zone commercial, vacant unit.	Derrick 9101-4747	\$3.88mil
*	7 <b>JOO CHIAT ROAD, D15</b> 3-storey shophouse with 4-storey rear extension. Site area 2,044 sf approx, floor area 5,909 sf. Freehold.	Derrick 9101-4747	\$3.XXm

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Magdalene Chong 6228 6890/ 9850 6526 <a href="mailto:magdalene.chong@sg.knightfrank.com">magdalene.chong@sg.knightfrank.com</a>	Derrick Loi 6228 7305 / 9101 4747 <a href="mailto:derrick.loi@sg.knightfrank.com">derrick.loi@sg.knightfrank.com</a>		

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STRATA OFFICES & SHOPS		Person-in-charge	Guide Price
*	8 <b>ENTERPRISE INDUSTRIAL BUILDING, 46 Lorong 17 Geylang</b> Factory unit currently used as office, approx 1,798 sf, freehold (tenanted)	Magdalene 98506526	\$878K
*	9 <b>ORCHARD TOWER, 400 Orchard Road</b> Office, approx 3,606 sf, freehold, vacant	Joshua 9873-2310	View to Offer
*	10 <b>SUNTEC TOWER 1, 7 Temasek Boulevard</b> Office, approx 3,897sf, 99 years leasehold wef 01/03/1989, tenanted	Joshua 9873-2310	\$8.70mil
*	12 <b>18 @ TRADEHUB 21, 18 Boon Lay Way</b> Office, approx 2,002 sf, 60 years leasehold wef 10/12/2003	Joshua 9873-2310	\$660K
*	14 <b>INTERNATIONAL PLAZA, 10 Anson Road, D02</b> Office, approx 936 sf, 99 years wef 02/06/1970	Joshua 9873-2310	View to Offer
*	15 <b>PEARLS CENTRE, 100 Eu Tong Sen Street, D01</b> Shop, approx 377 sf, 99 yrs leasehold wef 15/10/1969, tenanted, prime unit	Joshua 9873-2310	\$3.00mil
*	16 <b>BALESTIER POINT, 279 Balestier Road, D12</b> Shop, approx 1,313 sf, freehold, vacant, bank sale	Joshua 9873-2310	View to Offer
*	13 <b>LUCKY PLAZA, 304 Orchard Road, D09</b> Shop, various sizes, freehold, vacant/tenanted, various units	Joshua 9873-2310	Price on Ask

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HDB SHOPHOUSES		Person-in-charge	Guide Price
*	17 Block 4XX Clementi Avenue 3 #01-XXX 2-storey HDB Shophouse currently coffeeshop. Good potential, healthy human traffic, 3,400 sf approx, leasehold balance 69 yrs.	Fiona 9728-6566	\$4.Xm
*	18 <b>Block 4XX Clementi Avenue 3 #01-XXX</b> 2-storey HDB Shophouse currently tenanted with good rental. High human traffic, 1600 sf approx, leasehold balance 69 years.	Fiona 9728-6566	\$4.2Xm
*	19 <b>(1) Block 52X Bedok North Street 3</b> 2-storey corner HDB Shop unit portioned to 2 units in a residential-cum-commercial block, 1,700 sf approx, balance leasehold 70 years approx. Currently tenanted, facing ample carpark	Fiona 9728-6566	\$1.08m
*	20 <b>Block 8X Circuit Road</b> 2-storey corner HDB Shop unit currently vacant. 1,400 sf, near market, leasehold balance of 59 years	Fiona 9728-6566	\$720K
*	21 <b>Block 82X Tampines Street 81</b> 2 storey corner HDB shop units, 2 units side by side, best sold together. Balance leasehold 78 years approx. Near Temasek Polytechnic. Good rental. 2 <sup>nd</sup> floor sold vacant, ground floor tenanted	Fiona 9728-6566	\$2.8m (for 2 units)
*	22 <b>(2) Block 52X Bedok North Street 3</b> 2-storey HDB shop unit, tenanted, balance lease hold 70 years. 1,400 sf approx.	Fiona 9728-6566	\$800K
*	23 <b>Block 5XX West Coast Drive</b> 2-storey HDB shop unit, tenanted, balance 67 years. Near Market/schools, 1,600 sf approx	Fiona 9728-6566	\$950K
*	24 <b>Block 2XX Waterloo St</b> 1-storey HDB shophouse to be sold vacant. Quaint town area, 960 sf approx, leasehold balance 68 years	Fiona 9728-6566	View to Offer
*	25 <b>Hougang Street 21, Block 212 (Off Hougang Avenue 1)</b> 2-storey HDB shop with dwelling, Approx. 1,690 sf, Balance 73 years, tenanted on 2 <sup>nd</sup> storey, near Kovan MRT	Magdalene 9850 6526	\$1.18M

\* Owner's Sale

\*\* Mortgagee's Sale

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