



## Commercial & Industrial Properties For Private Treaty Sale As at February 2010

COMMERCIAL & CONSERVATION SHOPHOUSE		Person-in-charge	Asking Price
*	1 <b>GEYLANG CENTRE @Geylang Rd(Between Lor 15 &amp; 17 Geylang)</b> 4-storey retail-office building comprising of 2 retail outlets on the 1 <sup>st</sup> storey, offices from the 2 <sup>nd</sup> to 4 <sup>th</sup> storey and a basement carpark 11,184 sf, freehold	Mary 9388-7879/ Magdalene 9850-6526	\$16mil
*	2 <b>Cantonment Road, D02</b> A 2-storey conservation shophouse unit with mezzanine and attic. Site Area 1318sqft approx. Floor Area 3200sqft 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>Tras Street, D02</b> A 3-storey intermediate conservation shophouse unit with roof terrace. Land size 2011sqft. Floor area 6813sqft approx. 99years wef Mar 1995. Near MRT, tenanted.	Derrick Loi 9101 4747	\$6.8mil
*	4 <b>Duxton Road, D02</b> A 3-storey corner conservation shophouse unit. Site Area 1335sqft approx. Floor Area 3089sqft approx. 99yrs wef 1988. Tenanted. Near Tanjong Pagar MRT.	Derrick Loi 9101-4747	\$3.0mil
*	5 <b>Tanjong Pagar Road, D01</b> 2 adjoining units of 4-storey corner conservation shophouses with lift. Zoned commercial, land area 3,400sqft, gross floor area 8,657sqft approx., 99 years wef 16/12/1994	Derrick 9101-4747	\$9.0mil
*	6 <b>Buffalo Road, D08 (Tenanted)</b> 2-storey conservation shophouse unit. Land area 744 sf approx., zoned commercial, 99 years wef 11/10/1991	Derrick 9101-4747	\$1.7 mil
*	7 <b>XX/XX Kreta Ayer Road, D02 (Tenanted)</b> 2 adjoining units of 3-storey intermediate conservation shophouses with attic, land area 1,593sqft & 1,571sqft approx., total built-in area 8,000 sf approx. Zoned commercial. Freehold	Derrick 9101-4747	\$8.30 mil
*	8 <b>Mosque Street, D01</b> 7 adjoining 4-storey intermediate conservation shophouse within the Chinatown historic conservation district. Site Area 6,033sqft. GFA 23,387sqft approx. 99years wef Aug 2002. Zoned commercial. Tenanted.	Derrick 9101-4747	\$28mil
*	9 <b>South Bridge Road, D01</b> A 2½ -storey conservation shophouse, land area 1,000 sf, built-in 2,600 sf approx. Zoned commercial. 99 years wef 1996	Derrick 9101-4747	\$2.68mil

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*	10	<b>SYED ALWI ROAD, D08</b> A 2-storey corner conservation shophouse with attic. Land: 1104sqft, Floor Area: 2000sqft approx. 99years wef Nov 1999, Tenanted, Zoned Commercial.	Derrick Loi 9101-4747	\$1.88mil
*	11	<b>Tras Street, D02 (Tenanted)</b> 4 adjoining units of 3-storey conservation shophouses with attic, zoned commercial, land area 6310sqft, total gross floor area 16,100sqft approx., 99 years wef 1994	Derrick 910-1 4747	\$15mil
*	12	<b>Jalan Besar, D08 (Tenanted)</b> A 2-storey intermediate conservation shophouse, Land 1,097 sf, Built-in 2,000 sf approx., zoned commercial, 999 years	Derrick 910-1 4747	\$1.88mil
*	13	<b>Telok Ayer Street, D01 (Tenanted)</b> A 2 adjoining units of a restored 3-storey intermediate conservation shophouse with lift. Zoned commercial. Land area 2,905 sf, Built-in 7,206 sf approx., 999 years	Derrick 9101-4747	\$9.88mil
*	14	<b>SMITH STREET, D02 (Tenanted)</b> A 3-storey commercial shophouse unit within Chinatown conservation area. Site Area 1072sqft / Floor Area 3273sqft approx. Freehold	Derrick 9101-4747	\$5.0mil
*	15	<b>NEIL ROAD, D02 (Tenanted)</b> A 3-storey intermediate conservation shophouse unit with attic. Site Area 1883sqft / Floor Area 5673sqft approx. 99yrs wef July 1989	Derrick 9101-4747	\$4.5mil
*	16	<b>SOUTH BRIDGE ROAD</b> A 3-storey intermediate conservation shophouse with attic. Land Area: 1463sqft. Floor Area: 4214sqft. 999yrs. Zoned Commercial	Derrick 9101-4747	\$4.2mil

STRATA OFFICES & SHOPS			Person-in-charge	Asking Price
*	17	<b>ORCHARD TOWER, 400 Orchard Road</b> Office, approx 3606sf, freehold, vacant	Joshua 9873-2310	\$5.40mil
*	18	<b>SUNTEC TOWER 1, 7 Temasek Boulevard</b> Office, approx 3897sf, 99 years leasehold wef 01/03/1989, tenanted	Joshua 9873-2310	\$9.36mil
*	19	<b>THE PLAZA, 7500A Beach Road</b> Office, approx 323sf, 99 years leasehold wef 03/09/1968, vacant	Joshua 9873-2310	\$320k
*	20	<b>KATONG PLAZA, 1 Brooke Road</b> Office, approx 182sf, 9999 years leasehold, tenanted	Joshua 9873-2310	\$330k

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*	21	<b>INTERNATIONAL PLAZA, 10 Anson Road</b> Office, approx 936sf, 99 years leasehold wef 02/06/1970, tenanted	Joshua 9873-2310	\$1.27mil
*	22	<b>PEARLS CENTRE, 100 Eu Tong Sen Street</b> Retail, approx 377sf, 99 years leasehold wef 15/10/1969, tenanted	Joshua 9873-2310	\$3.5mil
HDB SHOPHOUSES			Person-in-charge	Asking Price
*	23	<b>Blk 126 Toa Payoh Lorong 1</b> Shop house unit with living quarters (3 room flat) on 1 <sup>st</sup> and 2 <sup>nd</sup> Storey respectively, 1300sf approx, balance leasehold 59 years. Currently tenanted with good yield. 3 Tenants currently.	Fiona 9728-6566	\$900K
*	24	<b>Blk 124 Toa Payoh Lorong 1</b> Shop house unit with living quarters (3 room flat) on 1 <sup>st</sup> and 2 <sup>nd</sup> Storey respectively, 1300sf approx, balance leasehold 59 years. Currently tenanted with good yield. 2 Tenants currently.	Fiona 9728-6566	\$980K
*	25	<b>#01xx Blk 42 Chai Chee St</b> HDB Shop unit portioned to 2 units in a residential-cum-commercial block, 720sf approx, leasehold 99 years wef 1982. Currently tenanted with good yield.	Fiona 9728-6566	\$610K
*	26	<b>Blk 422 Ang Mo Kio Ave 3</b> HDB Shop unit portioned to 2 units in a residential-cum-commercial block, 1500sf approx, leasehold 81 years wef 1984. Currently tenanted. Choice to sell half shop vacant.	Fiona 9728-6566	\$1.08m
*	27	<b>Blk 710 Clementi West St 2</b> HDB 2 Storey Shophouse, partitioned into 3 Commercial shop units with dwelling area upstairs (only 2 shop frontage visible), 1582sqf approx. Balance leasehold 73 years. Tenanted with good rental, good potential.	Fiona 9728-6566	\$880K
*	28	<b>Blk 38 Beo Crescent</b> 2 Storey HDB Shophouse with dwelling. Currently a coffee shop, increasing tiered rental for 3 years. 1900sqf approx, balance leasehold 60 years.	Fiona 9728-6566	\$1.5m
*	30	<b>Blk 417 Yishun Ave 11 (Beside NTUC)</b> 2 Storey HDB Shophouse with 2 tenants. Good yield, good human traffic, 1572 sqf, leasehold 99 years.	Fiona 9728-6566	\$1.5m

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