

Auction & Sales Private Treaty.



SEP 2020: RESIDENTIAL

Salespersons to contact:

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Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377
Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797
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LANDED PROPERTIES FOR SALE

S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 1	D04	SANDY ISLAND	Leasehold 99 years wef. 13/06/2007	2½-Storey Detached House with Basement Parking	7	7,307 / 6,727	\$11.3M	Noelle / Sau Lai	MORTGAGEE SALE Scenic waterway view. Unique façade. Internal lift serving all levels. With private pool and yacht berth. Basement parking with mechanized parking. More Info
* 2	D04	BUKIT TERESA ROAD TERESA VILLAS	Freehold	3-Storey Cluster Bungalow with Roof Garden & Basement	6	7,567	\$3.9M	Sau Lai	6 bedrooms (all ensuite). Bus services to Sentosa Island and SGH. Near Tiong Bahru and Harbourfront MRT. More Info
* 3	D10	JALAN ISTIMEWA	Leasehold 999 years wef. 21/06/1877	Land with Single Storey Semi-Detached		3,548	\$5.5M	James / Sharon	Ideal for rebuild. Wide frontage of 16.5m. Walking distance to Cold Storage Jelita, Henry Park Primary School. Click here for Video Tour
* 4	D11	LORNIE 18 Lornie Road	Freehold	3-Storey Cluster Bungalow with Basement & Lift	4+1+1	4,714	\$5M	Noelle / Tricia	4 Bedrooms (ensuites). With guest room and helper's room. Balinese style. Well renovated. Serene environment. Breezy. Vacant. More Info
## 5	D15	OPERA ESTATE Ernani Street	Freehold	2-Storey Intermediate Terrace House with Attic	4	1,600 / 3,815	\$3.8M	Tricia	DEVELOPER SALE 4 Bedrooms (ensuites). North-North-West facing. Can park 2 cars. Brand New! TOP soon. Nearby Bedok Mall / Food Centre. Selling vacant. More Info
* 6	D15	JALAN TANAH PUTEH (OFF WOO MON CHEW ROAD)	Freehold	3-Storey Semi-Detached House with Swimming Pool	5+1	4,648 / 7,636	\$6.88M	Tricia	TOP 2018. 5 bedrooms. All ensuites. With home lift. Cul-De-Sac. Quite / unblocked. Greenery / Tanah Puteh Park. South-South-West facing. Can park 2-3 cars. Click here for Video Tour
## 7	D16	JALAN ANGIN LAUT	Freehold	2-Storey Corner Terrace House with Attic	4	2,665 / 5,053	\$4.XM	Teddy	DEVELOPER SALE Brand new. Modern facade. High ceiling. North-South facing. Wide frontage. Can park 2 cars. Build on elevated ground. Near East Point Mall, Changi Business Hub, Singapore Expo Hall and Changi City Point. Walking distance to 3 MRT stations - Simei MRT, Upper Changi MRT, Expo MRT. Minutes to PCN.
** 8	D16	KEW RESIDENCIA 3XX Kew Crescent	Leasehold 99 years wef. 03/02/1994	3-Storey with Basement Cluster House	4	2,560	\$1.54M	Tricia	TRUSTEE SALE 4 bedrooms - ensuites. TOP 1997. Near future Bedok South MRT / Bedok Food Centre / Eastwood Centre. Short drive to Bedok Town Centre / Bedok Mall. Anglican High Sch / Temasek Sec Sch nearby. More Info
* 9	D19	MARLENE AVENUE	Freehold	Land with Building	4	6,184	\$5.98M	Sharon / Noelle	Frontage of approx. 12m by 47m. Ideal for redevelopment to a detached house. Near Serangoon Garden / Central / Serangoon Stadium. Masterplan Zoning: Residential 2-Storey mixed landed. Click here for Video Tour
# 10	D19	7X LORONG AH SOO	Freehold	3-Storey Semi-Detached House with Attic & Private Lift	7	5,144 / 8,826	\$5.6M	Gwen / Teddy	MORTGAGEE SALE Beautifully renovated. Spacious interior with private lift. Contemporary zen feel with 7 bedroom. Walking distance to Nex Mall & Serangoon MRT. Within 1km to Paya Lebar Methodist Girls' Schools. Click here for Video Tour
# 11	D20	CASUARINA ROAD	Freehold	A 2-Storey Intermediate Terrace House	4	1,488	\$2.XM	James / Sharon	MORTGAGEE SALE Incomplete renovation. Master Plan Zoning - Residential, 2-storey mixed landed. Near CHIJ St. Nicholas Girl's School, Lower Pierce Reservoir, future Mayflower MRT station. Click here for Video Tour
# 12	D21	1X LORONG KISMIS	Leasehold 99 years wef. 1972	Semi-Detached House		3,290 / 2,206	VIEW TO OFFER	Teddy / James	MORTGAGEE SALE Regular land shape. Near Beauty World MRT Station. Dual entrances. 1km to Pei Hwa Presbyterian Primary School. Walking distance to Bukit Timah Wet Market, Beauty World and Bukit Timah Plaza. Click here for Video Tour
* 13	D21	CLEMENTI GREEN 3X Clementi Crescent	Freehold	2-Storey Semi Detached House with Roof Terrace	5+1	4,778 / 3,831	VTO	Tricia	5 ensuite spacious bedrooms plus helper room. With dry / wet kitchen. Elevated. Cul-De-Sac. North-South facing. Sleek, modern design. Move-in condition. Bright, breezy and calming. Near Clementi MRT / Sunset Way vicinity. Minutes drive to Holland Village / Jalan Jelita / Dempsey / Botanic Garden. Click here for Video Tour
* 14	D21	YARWOOD AVENUE	Leasehold 999 years wef.	2-Storey GCB with Basement and Swimming Pool	5	18,911 / 9,095	\$2XM	Noelle / Sharon	Balinese style. Cul-De-Sac. Main entrance facing North-West. Walking distance to King Albert Park MRT and amenities. Click here for Video Tour
# 15	D23	HILLVIEW WAY @ HILLVIEW VILLAS	Freehold	3-Storey Intermediate Terrace	5	2,048 / 3,016	\$3.XM	Tricia	MORTGAGEE SALE North-South facing. Quiet surrounding. Simple. The Hillier / Bukit Batok Town are nearby with a host of amenities.
* 16	D25	PINEWOOD GROVE	Leasehold 99 years wef. 12/08/1996	2-Storey Resort Style Detached House	5 + 1	6,458 / 4,219	\$3.9M	Sharon / Noelle	5 spacious en-suite bedroom + maid's room. Amenities nearby at Causeway Point & Woodlands Civic Centre. Near Singapore American Sch & Singapore Sports Sch. Tenanted @ \$8,000/mth till 2021. More Info
* 17	D26	SPRINGLEAF GARDEN Springleaf Road	Freehold	3-Storey Semi-Detached House with Swimming Pool	5 + 1	2,157 / 4,664	\$4.38M	Tricia	TOP 2017. With home lift. 5 Bedrooms. All ensuites. Primarily residential area. Well-connected via SLE / BKE. Future Springleaf MRT station. North-North-West facing.
* 18	D27	WAK HASSAN DRIVE	Leasehold 99 years wef. 18/07/2008	3-Storey Semi-Detached House with Attic, Lift, Car Porch and Garden	4	4,660 / 7,442	VTO	Teddy / Sharon	Almost brand new. Able to park 4-5 cars. Corner unit. Greenery unblocked view. Bright & breezy. 4 bedrooms (all ensuite). Huge master bedroom with walk-in wardrobe. Walking distance to Sembawang Park & sea side. Click here for Video Tour

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LANDED PROPERTIES FOR SALE

S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 19	D27	X JALAN HIKAYAT	Freehold	3-Storey Detached House with Pool & Roof Terrace	6 + 1	4,317 / 6,037	VTO	Tricia	MORTGAGEE SALE All ensuites. Spacious layout. South-East facing. Long driveway. Can park 4 cars. 1 guestroom on 1st level. Near Canberra MRT station, Sembawang Shopping Centre. More Info
* 20	D28	3X JALAN KECHUBONG	Freehold	3-Storey Detached House	8	5,195 / 5,200	\$4.9XM	Gwen / Sharon	Master Plan 2014 - Residential 3-storey mixed land. Unblocked view on level 3. 8 Bedrooms with 2 bedrooms on level 1. Good car porch size & a nice garden space. Cul-De-Sac. Well kept house. More Info
* 21	D28	GERALD DRIVE	Leasehold 999 years wef. 01/01/1879	3-Storey Semi-Detached House	6	4,175 / 4,467	\$4.XM	Gwen / Sharon	6 ensuite bedrooms with one ensuite bedroom on the ground floor. High ceiling. Good layout. Nice greenery view on all levels. Walking distance to Park Connector. Easy access to CTE. More Info
* 22	D28	YIO CHU KANG ROAD	Leasehold 999 years wef. 01/01/1879	Land with a 3-Storey Detached Building with Basement		10,851 / 19,430	\$15.8M	Sharon	Good investment. Rare opportunity. Currently used as childcare centre. Fronting main road. Masterplan Zoning: Residential. ABSD is applicable. Grant of Written Permission (Temporary) for change of use of 2nd and 3rd storey to childcare centre as an expansion of the childcare centre at the basement and 1st storey. More Info

CONDO / APARTMENT PROPERTIES FOR SALE

S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 23	D01	ONE SHENTON #36-XX 1 Shenton Way	Leasehold 99 years wef. 14/10/2005	1-Bedroom Apartment	1	850	\$1.5XM	Tricia	Superb location! In CBD area. Near 3 MRTs. Hop into Lau Pau Sar for a wide range of food street delicacies. Expat choice for rental! Selling with/without tenancy.
* 24	D01	V ON SHENTON #1X-XX 5A Shenton Way	Leasehold 99 years wef. 29/11/2011	2-Bedroom Apartment	2	1,033	\$2.27M	Gwen / Noelle	Tastefully furnished. Yuppies delight - lifestyle living. Spacious living room & bedrooms. Good size kitchen & bathrooms. Bright & breezy unit. Located in heart of CBD area. Full condo facilities. Walking distance to Tanjong Pagar MRT / Downtown MRT / Marina Bay MRT / Shenton Way MRT (U/C). Selling with Tenancy.
# 25	D01	V ON SHENTON #25-XX 5A Shenton Way	Leasehold 99 years wef. 29/11/2011	2 Bedroom + Study Apartment	2 + Study	1,055	\$2.3M	Noelle / James	MORTGAGEE SALE High floor. Sea view. Regular and spacious layout. Conveniently located near amenities. Condo facilities. Click here for Video Tour Click here for 360° Virtual Tour
* 26	D01	THE SAIL @ MARINA BAY #2X-18 6 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	4-Bedroom Apartment	4	1,647	\$3.XM	Tricia	Premium stack. Unblocked bay / sea view. Expat's Choice! Highly sought after for investment! 3 MRTs @ doorstep. Many amenities in the vicinity. Tenanted till May 2021. More Info
* 27	D01	THE SAIL @ MARINA BAY #37-XX 6 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	3-Bedroom Apartment	3	2,282	\$4.XM	Tricia	Premium stack. South-East facing. Panoramic Marina Sands view. Located at the heart of Marina Bay Financial Centre. 3 MRTs @ doorstep.
# 28	D04	REFLECTIONS @ KEPPEL BAY #18-XX 23 Keppel Bay View	Leasehold 99 years wef. 15/03/2006	3-Bedroom + Study Apartment	3 + Study	1,539	\$2.66M	Noelle / Gwen	MORTGAGEE SALE No pillars. Squarish layout. Unblock. Overlooking the golf course and seaview. Good room size. Click here for Video Tour
* 29	D04	THE COAST @ SENTOSA #08-XX 278 Ocean Drive	Leasehold 99 years wef. 11/04/2006	2-Storey Sea View 3-Bedroom Penthouse with Jacuzzi	3	3,476	\$5.XM	Noelle / Sharon	Master bedroom & living area facing the sea. 2 other bedrooms facing the marina with yachts. Nicely renovated. Efficient layout. Private lift access. Spacious bedrooms. Bright & breezy. 10 minutes' drive from Harbourfront MRT. Tenanted at \$10,800/mth. More Info
* 30	D04	THE INTERLACE #02-XX 196 Depot Road	Leasehold 99 years wef. 11/02/2009	2-Storey Townhouse with Basement & Private Enclosed Space	4	3,627 sqft - Include strata void of approx. 53.8 sqft	\$3.XM	Noelle / Gwen	Motivated Seller! Next to corner. Spacious 4 bedrooms + yard and maid's room. 2 private parking lots. Bright and breezy. Near Anchorpoint and Harbourfront. Shuttle Bus to Vivo / Harbourfront. Full condo facilities. Supermarket within development. Foreigners are eligible.
* 31	D05	PALM GREEN #01-XX 481 Pasir Panjang Road	Freehold	3-Bedroom + Utility Apartment	3 + U	1,410	\$1.58M / \$1,120PSF	Teddy	3 big bedrooms with 3 bathrooms. Spacious, Squarish layout. Pool facing. Close by West Coast Park, National University of Singapore, One North, Mapletree Business City, West Coast Market Square, West Coast Plaza. Nearest MRT: Haw Par Villa MRT (CC25). Click here for Video Tour
* 32	D05	THE ROCHESTER RESIDENCES #09-XX 33 Rochester Drive	Leasehold 99 years wef 02/02/2005 (less one day)	2-Bedroom Apartment with Patio	2	1,571	\$1.8xM	Gwen / Sau Lai	Good rental yield. Selling with tenancy / vacant possession. Big master bedroom. Common bedroom can fit king sized bed. Buona Vista MRT, Rochester Mall and Star Vista. 1 km to Fairfield Methodist Primary School. Biopolis nearby. More Info
# 33	D08	RITZ @ FARRER #04-XX 142 Race Course Road	Freehold	3-Bedroom Apartment	3	797	\$1.2M / \$1,5XX PSF	Sau Lai	MORTGAGEE SALE About 4 years old. Face North-East. With facilities. Good condition. Walking distance to Farrer Park MRT Station. Click here for Video Tour
# 34	D09	BELLE VUE RESIDENCES #05-31 31 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse	3	3,497	\$5.5M	Tricia / Sau Lai	NEW LIST! MORTGAGEE SALE Villa terrace. Greenery & serene. Spacious. Renovated. Roof terrace garden-great place for hosting guests! Unblocked city view! Low density. Exclusive. Minutes walk to Orchard Shopping belt where all amenities are readily available. Leisure walk to Fort Caning Park. More Info

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S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
# 35	D09	BELLE VUE RESIDENCES #05-XX 25 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse	3	3,552	\$5.41M	Gwen / Sharon	MORTGAGEE SALE Spacious. Renovated. Relatively move-in condition. Roof terrace with jacuzzi and private garden. Unblocked view. Walking distance to 313/Centrepnt/Orchard Road/Somerset MRT/ Fort Canning MRT. Stroll to Fort Canning Park. Click here for Video Tour
* 36	D09	THE COSMOPOLITAN #XX-08 200 Kim Seng Road	Freehold	4-Bedroom Apartment	3	1,679	\$4.2M	Gwen	Selling with tenancy. Unblocked view. Mid floor. Walk to future MRT and a stone throw to Great World City.
* 37	D09	SUITES AT ORCHARD #08-XX 38 Handy Road	Leasehold 99 years wef. 27/06/2007	1-Bedroom Apartment	1	559	\$1.2M	Gwen	Quiet facing. Good size and efficient layout. Proper one bedroom. Vacant possession. Next to Plaza Singapura & Dhoby Ghaut MRT. More Info
* 38	D09	DEVONSHIRE 12 #02-XX 12 Devonshire Road	Freehold	1-Bedroom + Study	1 + Study	484	\$9XXK	Teddy	Located at heart of Orchard Road. Quiet facing. Good condition. Proper one bedroom. Vacant possession. 3 mins walk to Somerset MRT and 313 Somerset. Within 1km River Valley Primary School. Current rental \$2,700/mth. Fully furnished.
* 39	D09	CAIRNHILL NINE #20-XX 9 Cairnhill Road	Leasehold 99 years wef. 2014	1-Bedroom + Guest Room	1 + Guest	743	\$2.XM	Teddy	Directly Link to Paragon Shopping Mall. Unblock Paranomic View of MBS City View. Good condition. Near Orchard MRT and Somerset MRT. Within 1km to ACS (Junior) and St. Margaret's Primary School. More Info
* 40	D10	ST. REGIS RESIDENCES #1X-XX 33 Tanglin Road	Leasehold 999 years wef. 1995	4-Bedroom Apartment with Private Lift	4	2,142	\$2,500 PSF	Tricia	Prime Location! Minutes walk to Orchard MRT station & Tanglin Mall. Living area facing North-East. 4 bedrooms with 2 ensembles. With private lift. 4 toilets / powder room.
* 41	D10	ANGULLIA PARK RESIDENCES @ ORCHARD #03-XX 5 Cuscaden Walk	Freehold	3-Bedroom Apartment	3	1,539	\$3.8XM	Sau Lai	Move-in. No noon sun. Orchard MRT, Wheelock Place and Ion Orchard are just across the road. More Info
# 42	D10	THE LADYHILL #04-XX 1 Lady Hill Road	Freehold	Biggest Penthouse Facing Greenery (Premium unit)	3/5	4,499	\$8.XM	Tricia / Sharon / Gwen	MORTGAGEE SALE Premium stack. Possible to convert to 5 bedroom apartment with proper maid's room. Unblocked greenery view. Vacant possession. Click here for Video Tour
# 43	D10	THE ORANGE GROVE #12-XX 38 Orange Grove Road	Freehold	3-Bedroom Duplex Penthouse with Jacuzzi	3	3,907	\$8.68M	Gwen / Sharon	MORTGAGEE SALE TOP 2010. North-South facing. 3 ensuite bedrooms - 2 bedrooms on level 1 and master bedroom on level 2, which comes with family area that opens to roof terrace and jacuzzi. Within 1km to Singapore Chinese Girls' School & Stevens Road MRT. Click here for Video Tour
* 44	D14	VACANZA @ EAST #12-XX 40 Lengkong Tujoh	Freehold	2 Side-by-Side Duplex Penthouse Units	2 + Family & 3 + Family	(a) 1,625 sqft (b) 1,927 sqft Total 3,552 sqft	(a) \$1.68M / \$1,033 PSF (b) \$2.18M / \$1,131 PSF	Sau Lai	The development comprises seven 12-storey blocks accommodating a total of 473 apartments / penthouses and 1 shop. Both are tenanted. TOP around 2014. South facing. Can be sold separately or jointly.
** 45	D14	#1 LOFT #06-XX 1 Lorong 24 Geylang	Freehold	2-Bedroom Apartment	2	581	\$6XXK	Tricia	TRUSTEE SALE 3 MRT stations (Aljunied / Moutbatten / Dakota). Minutes to CBD. Good investment!
* 46	D15	GRAND DUCHESS #03 130 St Patrick's Road	Freehold	3-Bedroom Apartment	3	1,389	\$2.55M	Sharon / Noelle	Master bedroom facing greenery. TOP 2010. Less than 200m to market & future MRT station. 1 km to Tao Nan School, CHIJ Katong (Primary) & Ngee Ann Pri Sch. Efficient layout. More Info
# 47	D16	ECO #09-XX 275 Bedok South Avenue 3	Leasehold 99 years wef. 2012	2-Bedroom + Study Apartment	2 + Study	850	\$1.17M	Gwen / Teddy	MORTGAGEE SALE Renovated. Move-in condition. Pool view. South facing. High ceiling. Walk to Tanah Merah MRT. TOP 2017. Click here for Video Tour
* 48	D17	OCEANFRONT SUITES #02-XX 173 Jalan Loyang Besar	Leasehold 946 years wef. 1937	1-Bedroom Apartment	1	409	\$600K up	Sau Lai	Walk to Pasir Ris Beach Park. Designer deco. About 2 years old. Only about 10 minutes' bus ride to Pasir Ris MRT Station. More Info
* 49	D19	LA FIESTA #07-XX 70 Sengkang Square	Leasehold 99 years wef. 03/09/2012	3-Bedroom Apartment	3	1,001	\$1.3xM	Tricia	Premium stack! Rarely available! Only 15 units of this type available in the development. 2 mins to NE16 Sengkang MRT/STC Sengkang LRT. 1km to Nan Chiau Primary School. Unblocked & pool view. Tenanted @ \$2,900/mth till March 2022. More Info
* 50	D23	THE TENNERY #13-XX 5A Woodlands Road	Leasehold 99 years	1-Bedroom Apartment	1	624	\$7XXK	Tricia	Minutes to Bukit Panjang MRT Station. High ceiling. Tenanted @ \$2,000/mth till Sep 2021 or vacant possession upon 3 months notice. Priced to sell! More Info
# 51	D25	PARC ROSEWOOD #05-XXX 99 Rosewood Drive	Leasehold 99 years wef. 07/09/2011	2-Bedroom Duplex Penthouse	2	1,335	\$1.08M (VTO)	Teddy / Noelle	MORTGAGEE SALE Cosy penthouse with homeshelter and roof terrace. Condo facilities. Amenities are within reach. Singapore American School and Singapore Sports School are within close proximity. Click here for 360° Virtual Tour Click here for Video Tour

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COMMERCIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
# 1	D01	OXLEY TOWER #02-XX 138 Robinson Road	Freehold	Retail Shop	NIL	161	\$7XXK / \$4,XXX PSF	Sau Lai	MORTGAGEE SALE Next to KTV lounges, etc. GST is not payable. More Info
* 2	D01	OXLEY TOWER #03-XX 138 Robinson Road	Freehold	Retail Shop	NIL	237	\$1.2M	Noelle	For Sale and For Rent Right next to escalator. Suits businesses like money changer, maid's agency, retail/accessory/apparels, tailor, optometry, clinic (GP), office, etc. Owner not GST registered. Click here for 360° Virtual Tour
* 3	D01	OXLEY TOWER #03-XX 138 Robinson Road	Freehold	Retail Shop	YES	194	\$899K	Tricia	Currently tenanted at \$1,600/mth till Nov 2022. Superb location. Investor's choice. GST is not payable.
* 4	D01	PEOPLE'S PARK CENTRE #12-XX 101A Upper Cross Street	Leasehold 99 years wef. 1970	Corner Office	YES	527	\$8XXK / \$15xxPSF	Sau Lai	A corner office near lift. Tenanted. Vibrant location - next to States Court Tower, OG Building, Chinatown MRT etc. GST is not applicable. More Info
# 5	D01	SOHO 1 @ THE CENTRAL #07-13 6 Eu Tong Sen Street	Leasehold 99 years wef. 02/01/2001	Soho Office	No	645 (including 10 sqft accessory lot)	\$1.6M	Tricia	MORTGAGEE SALE Corner unit. Loft. Great location! Clarke Quay MRT Station at the door step. Mall / eateries readily available in the development. Good condition / Corporate image. Marina & Flyer view! No GST is payable. More Info
* 6	D01	FURAMA CITY CENTRE #01-XX 60 Eu Tong Sen Street	Leasehold 99 years wef. 19/10/1979	Shop Unit	YES	376	\$908K / \$2,4XX PSF	Sau Lai	Road facing. Approved KTV use. Tenanted 4% yield. Walking distance to Chinatown and Clarke Quay MRT stations. GST is not applicable. More Info
# 7	D02	EON SHENTON #01-12 70 Shenton Way	Leasehold 99 years wef. 6/10/2011	Retail Shop	NIL	172	\$740K	Sau Lai / Tricia	MORTGAGEE SALE Road-facing shop with water point. Opposite upcoming Prince Edward MRT Station. Within CBD. GST is not payable. More Info
# 8	D02	EON SHENTON #01-19 70 Shenton Way	Leasehold 99 years wef. 6/10/2011	Retail Shop	NIL	183	\$7XXK	Tricia	MORTGAGEE SALE Mixed development with office, resident apartments and shops. Superb location! Near Tanjong Pagar MRT station. Central Business District. No GST is payable. Sell vacant and on an "As-is" basis.
# 9	D02	INTERNATIONAL PLAZA #25-12 10 Anson Road	Leasehold 99 years wef. 02/06/1970	Office	NIL	936	\$2M	Tricia	MORTGAGEE SALE Fully fitted office. Immediately next to the underground Tanjong Pagar MRT station, and within the Central Business District. Selling vacant possession and on an "As-is" basis. GST is payable. Click here for Video Tour
* 10	D03	107 JALAN BUKIT MERAH #01-XXXX	Leasehold 74 years wef. 01/11/1995	HDB Shop	YES	1,765 sqft with proposed 733 sqft ORA	\$5.5M	Tricia	Good crowd. HDB coffeeshop (4 Food stalls, 1 Drink stall). Tenanted @ \$18.8k. No ABSD.
* 11	D03	131 JALAN BUKIT MERAH	Leasehold 81 years wef. 1994	HDB Shophouse	YES	1,506	\$1.3M	Tricia	MOTIVATED SELLER! Total tenancy rate collected \$4.8K per month. GST is not applicable.
* 12	D03	161 BUKIT MERAH CENTRAL	Leasehold 83 years wef. 1996	HDB Shophouse	YES	1,587	\$1.78M	Noelle / Sharon	Existing is a popular bakery shop. Tastefully renovated. Face road. Selling with tenancies. GST is not applicable. More Info
% 13	D03	QUEENSWAY SHOPPING CENTRE #03 1 Queensway	Freehold	Retail Shop (3 units)	Yes	7,654	VTO	Tricia	RECEIVER SALE Enbloc potential. High footfall & yield. Faces escalator / foyer. Currently use as retail shops. F&B provisions; previously operated as a food court. Sale & lease back option. Rare opportunity!
* 14	D03	ALEXANDRA CENTRAL #01-XX 321 Alexandra Road	Leasehold 99 years wef. 05/03/2012	Retail Shop	YES	441	\$3.5M	Tricia	Tenanted. Within a few minutes' drive to Redhill MRT and Queenstown MRT and AYE. GST is payable. More Info
# 15	D05	NEWEST #01-K2X 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	151	\$510K	Teddy / Noelle	MORTGAGEE SALE Within Newest Shopping Mall. Fully air-conditioned area. Ample parking space. Ideal for retail industry. Upcoming area with a lot of new condos which adds to the crowd of the mall in West Coast. GST is payable More Info
# 16	D05	NEWEST #01-K2X 1 West Coast Drive	Leasehold 956 years wef. 1928	Retail Shop	NIL	161	\$612K	Teddy / Noelle	MORTGAGEE SALE Within Newest Shopping Mall. Ample parking space. Ideal for retail industry. Upcoming area with a lot of new condos which adds to the crowd of the mall in West Coast. GST is not payable. More Info
* 17	D07	BYLANDS BUILDING #01-XX 135 Middle Road	Leasehold 99 years wef. 1978	Retail Shop	NIL	388	VTO	Teddy	Next to toilet. Good for Office, Law Firm & Accounting Firm. 1st floor. In Heart of City. Near Bugis MRT station and Bencoolen MRT Station. Near Bugis Plus and Bugis Junction. Currently is renovated. Near SMU and NAFA. GST is payable. Click to view Video Tour
# 18	D07	462 CRAWFORD LANE #02-XX	Leasehold 85 years wef. 1995	HDB Shophouse	NIL	1,615	\$1.58M	Teddy / Noelle	MORTGAGEE SALE Shop - 840 sqft and Living Quarters - 775 sqft. City fringe shophouse with dual frontage by staircase. GST not applicable. Near Lavender and Nicholl Highway MRT. More Info
* 19	D07	THE PLAZA #02-XXX 7500A Beach Road	Leasehold 99 years wef. 03/09/1968	Retail Shop	NIL	430	\$710K	Gwen	Next to toilet. With waterpoint. Good for SPA, healthcare, food and service trade. Low floor. City fringe. Directly connect to Parkroyal Hotel and Pan Pacific Serviced Suites. GST is not payable. More Info
# 20	D07	CITY GATE #B1-XX 371 Beach Road	Leasehold 99 years wef. 25/04/2014	Shop Unit (F&B)	NIL	689	\$2M	Tricia / Sau Lai	MORTGAGEE SALE Mixed development. Superb location! Link Bridge leads to Nicol Highway MRT station. Previously operated as a "Tze Cha" Family Restaurant. Equipped with smoke exhaust / grease trap. More Info
% 21	D08	2X VEERASAMY ROAD	Freehold	2-Storey Intermediate Conservation Shophouse with Mezzanine	NIL	2,245 / 3,299	\$5.XM	Tricia	RECEIVER SALE With a carporch. Regular plot with a frontage of approx. 6m (frontage) by 34m (depth). 3 MRT stations - Jalan Besar / Rocher / Little India. Full commercial. No ABSD. GST is payable. Click here for Video Tour

Auction & Sales Private Treaty.



SEP 2020: COMMERCIAL

Salespersons to contact:

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Lock Sau Lai, CEA R002919C, 6228 6814 / 9181 1819
Ong HuiQi (Admin Support) 6228 7302

COMMERCIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 22	D09	FAR EAST PLAZA #05-XX 14 Scotts Road	Freehold	Strata Retail Shop	YES	327	\$1.XM	Gwen	MOTIVATED SELLER! Owner not GST registered. No water point. Tenanted @ \$2,500/mth till 31/03/2022.
* 23	D11	NOVENA REGENCY #01-XX 275 Thomson Road	Freehold	2 Shop Units (side by side)	NIL	657	\$3.9XM	Tricia	MOTIVATED SELLER! Superb Location! Suits service / F& B trades. Minutes to Novena MRT station. These 2 units are for restaurant usage with kitchen / grease traps fittings. Can be sold individually or jointly.
* 24	D11	NOVENA REGENCY #01-XX 275 Thomson Road	Freehold		NIL	657	\$3.9XM	Tricia	
# 25	D11	NOVENA REGENCY #01-XX 275 Thomson Road	Freehold	Corner Shop	NIL	280	\$1.6M / \$15xxpsf	Tricia / Sau Lai	NEW LIST! MORTGAGEE SALE Corner unit near café. Dual frontage with full height glass. Faces the mall entrance. GST is payable. Opposite Novena MRT, United Square and Novena Medical Hub. More Info
# 26	D12	ONE DUSUN RESIDENCES #01-XX 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	VTO	Tricia	MORTGAGEE SALE Near many food establishments / Zhong Shan Mall / hotel and other amenities along Balestier Road. Amongst are private and public housing estates. Suit most service trades. Near Novena MRT station.
# 27	D13	TAI SENG POINT #01-XX 11 Irving Place	Freehold	Retail Shop Unit	NIL	301	\$1.33M	Sau Lai / Teddy	MORTGAGEE SALE Corner unit with dual frontages. Face main road. Within 5 mins' walk to Tai Seng MRT station. GST is payable. More Info
# 28	D14	EUHABITAT #01-0X 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	990	\$1.55M	Teddy / Sau Lai	MORTGAGEE SALE Shop with toilet. Within the 748 units condo development. Wide glass frontage. Can sell together with unit #01-1X Euhabitat. GST is payable. More Info
# 29	D14	EUHABITAT #01-1X 190 Jalan Eunos	Leasehold 99 years wef. 2010	Retail Shop	NIL	861	\$1.36M	Teddy / Sau Lai	MORTGAGEE SALE Can sell together with unit #01-09 Euhabitat. GST is not applicable. More Info
# 30	D14	MILLAGE #B1-1X 55 Changi Road	Freehold	Retail Shop	NIL	237	\$500K / \$2,100 PSF	Sau Lai / Gwen	MORTGAGEE SALE Commercial cum residential development. Next to Geylang Serai Market and Paya Lebar MRT. GST is not applicable. More Info
# 31	D14	CENTROPOD @ CHANGI #01-XX 80 Changi Road	Freehold	Shop	NIL	215	\$550K	Gwen / Teddy	MORTGAGEE SALE TOP 2015. Near escalator. Two units side by side available. Near Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square. Click here for Video Tour
# 32	D14	CENTROPOD @ CHANGI #01-XX 80 Changi Road	Freehold	Shop	NIL	226	\$600K	Gwen / Sau Lai	MORTGAGEE SALE TOP 2015. Near escalator. With waterpoint. Two units side by side available. Close proximity to Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square. More Info
% 33	D14	7XX GEYLANG ROAD #04-XX	Freehold	Commercial Property (Approved to use as Office)	NIL	1,787	VTO	Tricia	RECEIVER SALE Walk up strata unit. Master Plan 2014 Zoning: Commercial. Geylang Conservation Area. Face main road. Within 5 minutes walk to Paya Lebar MRT. PLC Mall. GST is payable.
# 34	D14	HEXACUBE #B1-XX 160 Changi Road	Freehold	Shop	NIL	441	\$900K / \$2,040 PSF	Sau Lai / Noelle	MORTGAGEE SALE With toilet and waterpoint. Opposite Eunos MRT and bus interchange. Near to an upcoming mega development named Paya Lebar Quarter. GST is payable. More Info
# 35	D14	HEXACUBE #01-XX 160 Changi Road	Freehold	Shop	NIL	258	\$784K / \$3,038 PSF	Sau Lai / Noelle	MORTGAGEE SALE With toilet. No GST. Corner unit next to main entrance and driveway. More Info
# 36	D15	SOHO LIFE #02-XX 216 Joo Chiat Road	Freehold	Office	NIL	549	\$710K / \$1,2XX PSF	Sau Lai / Teddy	MORTGAGEE SALE An office with toilet within a 6-storey retail cum office development. Near Paya Lebar Quarter. GST not payable. More Info
# 37	D16	EAST VILLAGE #01-XX 430 Upper Changi Road	Freehold	Retail Shop	NIL	366	\$1.2M	Sau Lai / Teddy	MORTGAGEE SALE / ALSO FOR RENT Approved F&B. Next to eateries. Located along the walkway towards the supermarket. Near Simpang Bedok and Tanah Merah MRT station. GST is not payable. More Info
# 38	D16	ECO #04-XX 283 Bedok South Avenue 3	Leasehold 99 years wef. 2012	Retail Shop	NIL	883	\$1.05M	Noelle / Sau Lai	MORTGAGEE SALE Nestled within an established private residential estate that offers 748 residential units with 5 different lifestyles – SOHO, Suite, Loft, Condo & Townhouse, all within one gated community. Near Tanah Merah MRT.
% 39	D19	SPAZIO @ KOVAN #02-XX 767 Upper Serangoon Road	Freehold	Shop	NIL	710	\$1.85M	Tricia	RECEIVER SALE Brand New! Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable.
# 40	D19	SPAZIO @ KOVAN #02-XX 767 Upper Serangoon Road	Freehold	Shop	NIL	657	\$1.338M	Sau Lai / Tricia	MORTGAGEE SALE Just TOP. Central location. Amenities within the vicinity. Selling with vacant possession. GST is applicable. More Info
# 41	D19	KENSINGTON SQUARE #01-XX 2 Jalan Lokam	Freehold	Retail Shop Unit	NIL	237	\$748K	Sau Lai / Teddy	MORTGAGEE SALE Brand New! Gaint supermarket / restaurant within the development. Residential and commercial development. Retail shop unit suits service trade / showroom. Fronting road / carpark entrance. GST is not payable. More Info
* 42	D19	142 LORONG AH SOO #01-XXX	Leasehold 88 years wef. 01/11/1995	HDB Shophouse	YES	1,668 (807 / 861)	\$1.8M	Tricia	Selling with partial tenancy. Near Kovan and Serangoon MRT station. No GST.

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COMMERCIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
# 43	D19	THE PROMENADE @ PELIKAT #B1-XX 183 Jalan Pelikat	Freehold	Retail Shop Unit	NIL	603	\$970K	Noelle / Teddy	MORTGAGEE SALE Highly visible location at the foot of the escalators on Basement 1. Full height glass frontage. Pantry within the unit. High residential catchment. GST not payable. More Info
# 44	D19	UPPER SERANGOON SHOPPING CENTRE #02-XX 756 Upper Serangoon Road	Freehold	Retail Shop Unit	NIL	291	\$540K	Noelle / Teddy	MORTGAGEE SALE Highly visibility on entrance level close to escalator and main entrance. GST not payable.
* 45	D20	214 SERANGOON AVENUE 4	Leasehold 90 years wef. 1994	HDB Shophouse	YES	1,688	\$1.5xM	Tricia	MOTIVATED SELLER! Good frontage. Tenanted at \$6,150/mth. Good returns. GST is not applicable.
* 46	D20	157 ANG MO KIO AVE 4 #01-XXX	Leasehold 86 years wef. 1/10/1994	2-Storey HDB Shophouse	NIL	1,819	Price on Enquiry	Sau Lai	Main road facing. Rare big retail space with wide frontage. Corner unit near lift. Near market and food centres. Price negotiable. More Info
* 47	D20	505 BISHAN STREET 11 #01-XXX	Leasehold 99 years wef. 1/7/1990	1-Storey HDB Shop	YES	4,650	\$9.8M	Sau Lai / Sharon	Tenanted. Next to food centre. 5 mins' to Bishan MRT Station. Full commercial. ABSD is not applicable. More Info
* 48	D21	THE HILLFORD #01-XX 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	Retail Shop Unit	NIL	506	VTO	Tricia	TOP 2016. Integrated development with 18 commercial shops & 281 residential units. Minutes' to Beauty World MRT station.
# 49	D21	SUITES @ BUKIT TIMAH #01-XX 68 Jalan Jurong Kechil	Freehold	Retail Shop Unit	NIL	118	\$420K	Teddy / Noelle	MORTGAGEE SALE Within Suites @ Bukit Timah. Walking distance to Beauty World MRT. Fully air-conditioned area. Ample parking space. Ideal for specialise retail services like Salon, pedicure & manicure. With waterpoint within the unit. GST not payable. More Info
* 50	D22	262 JURONG EAST STREET 24 #01-XXX	Leasehold 88 years wef. 01/07/1994	2-Storey HDB Shophouse	YES	3,681 (excl 1,200 sqft approx, ORA)	\$5.5M	Tricia	Corner unit. Double frontage. Ample parking. F&B / restaurant approved. Upcoming 2nd Central Business District in Jurong Lakeside. Tenanted @ \$18,000/mth till Nov 2022. GST is payable.
* 51	D23	642 BUKIT BATOK CENTRAL #01-XX	Leasehold 99 years wef. 1/7/1990	2 Adjoining 1-Storey HDB Shop	YES	Total: 1,270 sqft	\$4.XM	Sau Lai / Sharon	Good yield. Facing a coffeeshop. Corner unit next to lift. Tenanted to Singapore Pool, fruit stall. 5 mins' walk to Bukit Batok MRT. ABSD is not applicable. GST is applicable. More Info
* 52	D23	634 BUKIT BATOK CENTRAL #01-XX	Leasehold 99 years wef. 1/7/1990	1-Storey HDB Shop	YES	473	\$2M	Sau Lai / Sharon	Corner unit. Prominently located at the thoroughfare next to Bukit Batok Bus Interchange. Good yield, more than 4%. No ABSD & No GST. More Info
* 53	D23	16 TECK WHYE LANE #01-XXX	Leasehold 84 years wef. 1/7/1994	2-Storey HDB Shophouse	YES	2,884	\$2.xM	Sau Lai / Sharon	Rare. 2 adjoining units. Close to coffeeshop and Sheng Siong 24-hour supermarket. Tenanted to furniture shop. GST & ABSD is applicable. More Info

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INDUSTRIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 1	D03	REDHILL FORUM #02-XX 16 Jalan Kilang Timor	Leasehold 99 years wef. 01/01/1961	B1 Light Industrial Factory Unit	YES	1,162	\$1.XM	Tricia	Unit has direct access to car park. Near Redhill and Queenstown MRT. Tenanted to a canteen operator at \$8,000/mth till Jun 2021. Selling with tenancy and on an "As-is" basis. GST is applicable.
% 2	D03	ONE COMMONWEALTH #09-XX One Commonwealth Lane	Leasehold 30 years wef. 01/03/2008	B1 Light Industrial Factory Unit	NIL	764	\$478K	Tricia	RECEIVER SALE Corner unit. Good corporate image! Fully fitted. Next to Commonwealth MRT station. Price Nego.
* 3	D14	BARTLEY BIZ CENTRE #03-XX (2 UNITS) 13 Kaki Bukit Road 4	Leasehold 30 years wef. 30/05/2011	2-Storey with Roof Terrace (B2)	Partial	4,112 / 4,166	\$1.5XM (Nego)	Tricia	Genuine seller. Corner/Intermediate. To be sold 2 adjoining units X 2. Worker dormitory approved for 20 pax for one unit. For 2 adjoining units, approved for 25 pax for each unit. GST is payable. Selling with partial tenancy. Foodcourt in the development. Close proximity to Kaki Bukit MRT station.
# 4	D14	FIRST EAST CENTRE #01-XX 10 Kaki Bukit Road 2	Leasehold 30 years wef. 16/11/2009	B2 Ramp-Up Factory	NIL	2,303 each (2 units)	\$6XXK each	Tricia	MORTGAGEE SALE Tai Seng, Kaki Bukit, Ubi, Macpherson MRT stations nearby. Minutes to PIE/CTE/KPE and Bartley Road East Flyover. Selling "As-is-where-is" basis. GST payable. More Info
@ 5	D14	OXLEY BIZHUB #01-XX 65 Ubi Road 1	Leasehold 60 years wef. 2010	B1 Factory / Showroom	NIL	2,303	VTO	Tricia	LIQUIDATOR SALE With mezzanine. High ceiling. With attached toilet. Loading / unloading in front of the unit. Suits showroom/warehousing/ ancillary office usages. Tai Seng MRT station within minutes. Eateries in the development.
# 6	D14	SIMS @ GEMINI #07-XX 2 Sims Close	Freehold	B1 Factory	NIL	4,779	\$2.XM	Teddy / Noelle	MORTGAGEE SALE 5min walk to Aljunied MRT. Fitted with private lift. Ideal for retail warehouse. Canteen within the development. Communal roof garden. GST is payable. More Info
* 7	D16	3X CHANGI SOUTH STREET 1	Leasehold 30 + 30 years wef. 16/7/1996	2-Storey Inter-Terrace JTC Factory	NIL	15,207 / 18,217	\$5M	Sau Lai	School furniture factory. Zoned Business 2. PR 1.6. Land rent approx. \$2,8XX. Facilities - 40 ft container parking lot, overhead crane and office space on 2nd storey. More Info
* 8	D17	LOYANG INDUSTRIAL ESTATE 2X Loyang Crescent	Leasehold 26 years wef. 01/07/2004	JTC B2 Factory	NIL	63,635 / 159,071	\$9M	Tricia	Motivated seller! Current set up as ancillary office / production / warehouse. Worker dorm approved for 50pax (Ancillary). Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval.
% 9	D17	LOYANG INDUSTRIAL ESTATE 5X Loyang Drive	Leasehold 30 years wef. 01/12/1992 + another 30 years expiry 30/11/2052	JTC B2 Factory	YES	65,060 / 116,428	\$19M	Tricia	RECEIVER SALE Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell "As-is-where-is" basis. Sale subjected to JTC's approval. Partially tenanted.
# 10	D17	LOYANG ENTERPRISE BUILDING #04-XX 56 Loyang Way	Leasehold 30 years wef. 04/09/2013	2-Adjoining Ramp-up B2 Factories with Mezzanine Office	NIL	4,252 sqft – Include strata void (each unit)	\$900K / \$211psf (each unit)	Sau Lai	MORTGAGEE SALE 2 adjoining units. Can be sold jointly or separately. TOP around 2016. High ceiling and column free. Next to cargo lift and passenger lift. GST is applicable. Selling with vacant possession. More Info
* 11	D17	I-LOFTS @ CHANGI #01-XX 15 Changi North Street 1	Leasehold 30 years wef. 01/04/2007	3-Storey B2 Strata Factory with Roof Terrace	NIL	6,771	\$1.4M	Noelle	Corner unit with internal lift that serves all floors. Current set up as ancillary office / warehouse. Carpark lot/ loading & unloading at doorstep. GST payable. Close to Tampines Mart. Click here for 360° Virtual Tour
# 12	D20	LINK @ AMK #01-XX 3 Ang Mo Kio Street 62	Leasehold 60 years wef. 28/06/2011	3-Storey Strata Factory with Roof	NIL	7,728	\$4XX PSF	Tricia	MORTGAGEE SALE Separate access to all 3 levels. High ceiling. With lift. Loading/unloading in front of the unit. Selling with vacant possession & on an "As-is" basis. Eateries in the development. Public transportation readily available in front of the development. TOP 2014. Nearest MRT is Yio Chu Kang. More Info
* 13	D20	LINK @ AMK #05-XX (2 UNITS) 3 Ang Mo Kio Street 62	Leasehold 60 years wef. 28/06/2011	Ramp-Up B1 Factory	YES	2,153 each	VTO	Tricia	Selling with existing tenancy. Tenanted @ \$3k/mth till May 2022 and \$2.8k/mth till June 2021 respectively. Approximate 4% returns. Eateries in the development. Public transportation readily available in front of the development. TOP 2014. Nearest MRT is Yio Chu Kang. More Info
% 14	D20	S9 #06-XX 55 Serangoon North Ave 4	Leasehold 58 years wef. 2012	Ramp-Up B1 Factory	NIL	1,786	\$9XXK	Tricia	RECEIVER SALE Good corporate image. With mezzanine floor. Fully fitted office. Own toilet / pantry. 4 carpark lots in front of the unit. GST is payable. More Info
# 15	D22	ACE @ BUROH #01-1X 2 Buroh Crescent	Leasehold 30 years wef. 25/01/2013	Ramp-Up B2 Factory	YES	5,016	\$1.XM	Sau Lai	MORTGAGEE SALE Corner unit face road. With mezzanine level, toilet and 2 vehicle lots. Ceiling height 8m approx. TOP around 2017. More Info
# 16	D22	ACE @ BUROH #04-0X 2 Buroh Crescent	Leasehold 30 years wef. 25/01/2013	Ramp-Up B2 Factory	NIL	3,477	\$678K / \$195 PSF	Sau Lai	MORTGAGEE SALE With mezzanine level, toilet and 2 vehicle lots. Direct loading and unloading. Ceiling height 8m approx. TOP around 2017. GST is payable. More Info
# 17	D22	ACE @ BUROH #04-1X 2 Buroh Crescent	Leasehold 30 years wef. 25/01/2013	Ramp-Up B2 Factory	NIL	3,466	\$785K / \$226 PSF	Sau Lai	MORTGAGEE SALE With mezzanine level, toilet and 2 vehicle lots. Ceiling height 8m approx. TOP around 2017. GST is payable.
* 18	D22	X BENOI PLACE	Leasehold 30 years wef. 16/06/2001	JTC Purpose-Built Detached Factory	NIL	80,740 / 48,018	\$5.XM	Tricia	Motivate seller! Master Plan Zoning (2019): Business 2. JTC land rent is payable. Sale is subject to JTC's approval.

Auction & Sales Private Treaty.



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INDUSTRIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 19	D22	X TUAS SOUTH STREET 10	Leasehold 22 years 10 mths wef. 1/02/2013	Part single / Part 2-storey warehouse with purpose-Built JTC Detached Factory with Mezzanine Levels & Ancillary Office / Worker Dormitory	NIL	107,641 / 88,848	\$6.XM	Tricia	Motivate seller! Master Plan Zoning (2014): Business 2. JTC land rent is payable. Worker Dormitory approved for 48 pax (Ancillary). Sale is subject to JTC's approval.
# 20	D22	XX TUAS SOUTH AVENUE 1	Leasehold 60 years wef. 04/01/1999	B2 Factory	Partial	51,655 / 129,137	\$3XM	Tricia	MORTGAGEE SALE URA land. Part single/part 3-Storey industrial factory with ancillary worker dormitory (up to 248 pax). And a 11-Storey industrial building with basement carpark. With overhead cranes. Ample carpark spaces. High ceiling. Good floor loading. Must Sell!
* 21	D22	TUAS LOT #01-XX 50 Tuas Avenue 11	Leasehold 30 years wef. 15/2/2008	Strata B2 Factory	NIL	4,940	\$699K	Tricia	MUST SELL! Easy loading / unloading. Approx. 8.8m ceiling height. Dual access. Selling "As-is" basis. GST is applicable.
# 22	D22	T99 #01-06 & #01-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	B2 Factory	NIL	19,000	\$1.75M each	Tricia	MORTGAGEE SALE 1st level. Rare! Dual frontages. Easy loading / unloading. Coffeeshop within the development. More Info
# 23	D22	T99 #02-03 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	8,148	\$1.85M	Tricia	MORTGAGEE SALE Parking lots in front of the unit, easy for loading & unloading. Coffeeshop within the development. Carpark at door step. Easy loading / unloading.
# 24	D22	T99 #02-06 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	8,148 sqft - Include strata void of approx. 3,057 sqft	\$1.5XM	Tricia	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development. Carpark at door step. Easy loading / unloading. More Info
# 25	D22	T99 #03-01 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	7,825	\$1.91M	Tricia / Sau Lai	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development. Carpark at door step. Easy loading / unloading. More Info
# 26	D22	T99 #04-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	7,664	\$1.68M	Tricia / Sau Lai	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeeshop within the development. Carpark at door step. Easy loading / unloading. More Info
# 27	D22	WESTSTAR #01-XX / #01-XX 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ground Floor B2 Ramp-up Factory	NIL	8,170 each	\$2.XM each	Tricia	MORTGAGEE SALE. FOR SALE/RENT Ceiling height approx. 7.5m. Electricity capacity approx. 700 amps. Coffeeshop within the development. Carpark at door step. Easy loading / unloading. Can sell individual. GST is payable. More Info
# 28	D22	WESTSTAR #03-XX 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ramp-up B2 Factory	NIL	2,152	\$605K	Tricia / Sau Lai	MORTGAGEE SALE Coffeeshop within the development. Carpark at door step. Easy loading / unloading. GST is applicable. More Info
* 29	D22	X NEYTHAL ROAD	Leasehold 60 years wef. 16/06/1970	Single-Storey JTC Purpose-Built Detached Factory with Mezzanine Level & 3-Storey Ancillary Office Annex	NIL	45,221 / 38,321	\$3.XM	Tricia	Very motivated seller. All genuine offer will be consider! Good corporate image. Wide frontage. High power voltage. High ceiling. Easy loading / unloading. Accessible for 40-foot container (sheltered).
% 30	D22	5X PANDAN ROAD	Leasehold 25 years wef. 30/12/2012	Part 4 / Part 5 Purpose-Built JTC Detached Factory with Mezzanine Levels	YES	65,777 / 164,424	\$1XM	Tricia	RECEIVER SALE Master Plan Zoning (2014): Business 2. Current Lland rent payable: \$15,583.81/mth. Written permission (Temporary) has been given by URA for the continued use as ancillary workers' dormitory (for 100 pax) till 13/05/2023. Selling with partial tenancy. Sale is subject to JTC's approval. More Info
# 31	D22	X SECOND CHIN BEE ROAD	Leasehold 30 years wef. 16/08/2009	1-Storey JTC Detached Factory with Front and Rear Mezzanine	NIL	52,569 / 54,811	\$7.XM	Tricia	MORTGAGEE SALE Master Plan Zoning (2014): Business 2. Food Zone. Land rent is payable. Sale is subject to JTC's approval. Selling vacant possession and on an "As-is-where-is" basis. More Info
# 32	D22	THE INDEX #04-XX 110 Tuas South Avenue 3	Leasehold 30 years wef. 2013	Ramp-up B2 Factory	NIL	4,844	\$1.35M	Noelle / Teddy	MORTGAGEE SALE Bare unit. Private washroom. Canteen within the development. Near the future Mega Port and Tuas West Extension MRT stations. High ceiling. Direct loading / unloading. 40 footer ramp up to doorstep. Office façade. Corner unit. GST is payable. More Info
* 33	D22	KIAN TECK ROAD	Leasehold 60 years wef. 01/02/1972	Three single-storey B2 JTC factory buildings each with a mezzanine level and 5-storey industrial building	YES	133,237 / 194,284	\$1XM	Sharon / Noelle	With an approved temporary secondary worker's dormitory for 386 workers till April 2024. Currently also operating within the development: Canteen, Mini-mart & Barber. Business 2 with gross plot ratio of 2.5. Total land rent payable: \$276,033.96. Selling with tenancy / vacant possession. More Info
# 34	D14	WCEGA PLAZA #03-XX 1 Bukit Batok Crescent	Leasehold 60 years wef. 1997	B1 Ramp-Up Factory	NIL	2,605	\$610K	Teddy / Noelle	MORTGAGEE SALE Ramp-up. Column-Free. Self-contained toilet. Unit comes with window. High ceiling. 2 carpark lot in front of unit. No mezzanine. Canteen on first floor. Near PIE expressway. GST is payable. Click Here for Video Tour
* 35	D25	WOODLANDS 11 #09-XX 11 Woodlands Close	Leasehold 60 years wef. 05/07/2010	B1 Light Industrial Factory	YES	1,938	\$4XX PSF	Tricia	2 carpark lots in front of the unit. 24-hour access. Canteen on 1st floor. Walking distance to Admiralty MRT. Tenanted @ \$2,461/mth till April 2022. GST is payable.

Auction & Sales Private Treaty.



SEP 2020: INDUSTRIAL

Salespersons to contact:

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INDUSTRIAL PROPERTIES FOR SALE

S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 36	D25	WOODLANDS INDUSTRIAL PARK E1	Leasehold 60 years wef. 09/01/1995	B2 Intermediate Terrace Factory	NIL	5,346 / 13,000 (2 units)	\$8.8M	Tricia	Motivated seller! 2 adjoining units. Production / warehousing / worker dormitory. With lift. URA grant written permission for 120 pax ancillary workers dormitory till 2023. Sale is subject to GST, and on an "As-is" condition. More Info
# 37	D26	TAG. A #01-XX 81 Tagore Lane	Freehold	B1 Factory	NIL	2,938 - Include strata void of approx. 818 sqft	\$2.XM	Tricia	MORTGAGEE SALE Good frontage. Visible. High ceiling. With attached toilet. Basement level easy loading/unloading. Near lifts. Coffeeshop in the development. Development provides facilities. Suits showroom for ID / furnitures, etc. Lantor MRT station (TE5). More Info
* 38	D26	TAGORE 8 #04-XX 421 Tagore Industrial Avenue	Freehold	Ramp-Up B1 Factory Unit	YES	2,271 sqft - Include strata void of approx. 441 sqft	\$8XX PSF	Tricia	2 good lifts and 2 passenger lift. Floor loading 10KN/m2. Ceiling height 6m. Near Lantor MRT (U/C). Tenanted. GST is payable. More Info
* 39	D27	YISHUN INDUSTRIAL PARK A	Leasehold 43 years wef. 29/10/2002	JTC B2 Factory	NIL	18,800 / 14,900	\$5.8M	Tricia	Motivate seller! Master Plan Zoning (2014): Business 2. Ancillary block / Production area. Worker Dormitory approved for 20 pax for 5 years. Sale is subject to authority's approval.
* 40	D27	A'POSH BIZHUB #01-XX 1 Yishun Industrial Street 1	Leasehold 60 years wef. 2010	B1 Factory / Showroom	YES	1,593	\$980K	Sau Lai	Ground floor unit. Ceiling height of approx. 6m. Tenanted to showroom till 2021. Rental yield 3.X%. Near Yishun MRT. More Info
# 41	D28	JTC AEROSPACE @ SELETAR 6X / 8X Seletar Aerospace View	6X: Leasehold 29 years wef. 01/12/2011 8X: Leasehold 30 years wef. 01/12/2010	B2 Factory	Partial	6X: 18,013 8X: 64,891	\$9M	Tricia	MORTGAGEE SALE No. 6X : 1-storey hangar with a 2-storey training facilities and roof terrace. No. 8X : 2-storey hangar with ancillary offices and roof terrace. Master Plan Zoning (2014): Business 2 with plot ratio 1.0. Land rent is payable. Selling "As-is-where-is" basis. Sale is subjected to JTC's approval.

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