

OCT 2021: RESIDENTIAL

Salespersons to contact:

Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668
Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377
Noelle Tan, CEA R047713G, 6228 7335 / 9766 7797
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Lock Sau Lai, CEA R002919C, 6228 6814 / 9181 1819
Sharon Lee (Head of Auction), CEA R027845B, 6228 6891 / 9686 4449

LANDED PROPERTIES FOR SALE

* Owner's	# Mortgagee's	% Receiver's	@ MCST's	** Trustee's	## Estate's	%% Liquidator's			
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 1	D10	CORONATION ROAD WEST	Freehold	Land with 6 Units of 2-Storey Semi-Detached Houses with Attic		Total: 15,700 Each: About 2,195 sqft to 3,145 sqft	\$33.8M	Sharon	Completion Circa 2020. Partially tenanted. Single title - 6 houses under 1 name, savings on ABSD (if applicable). Near Tan Kah Kee MRT / Nanyang Pri Sch / Raffles Girls' Pri Sch / Hwa Chong Institution / etc. More Info
* 2	D10	CORONATION ROAD WEST	Freehold	Land with 6 Units of 2-Storey Semi-Detached Houses with Attic & Pool		Total: 21,580 Each: About 3,028 sqft to 4,119 sqft	\$46M	Sharon	Completion Circa 2020. Partially tenanted. Single title - 6 houses under 1 name, savings on ABSD (if applicable). Near Tan Kah Kee MRT / Nanyang Pri Sch / Raffles Girls' Pri Sch / Hwa Chong Institution / etc. More Info
* 3	D10	JALAN JELITA	Leasehold 999 years	2.5-Storey Semi-Detached Houses with Pool	5+1	4,009 / 5,320	\$8.72M	Gwen	Walk to Jelita Cold Storage and a short drive to Holland Village MRT. 1km to Henry Park Primary School. Near to other good schools like Raffles Girls' Primary and Methodist Girls' School. Selling with tenancy
* 4	D10	JALAN JELITA	Leasehold 999 years	2.5-Storey Semi-Detached Houses with Pool	5+1	3,894 / 5,619	\$8.87M	Gwen	Walk to Jelita Cold Storage and a short drive to Holland Village MRT. 1km to Henry Park Primary School. Near to other good schools like Raffles Girls' Primary and Methodist Girls' School. Selling with tenancy.
* 5	D13	HAPPY AVENUE ESTATE (OFF MACPHERSON ROAD)	Freehold	2-Storey with Attic	3+1	1,606 / 3,091	\$3.8M	Tricia	4 years old house. TOP 2017. NS facing. Good finishes. Potential to add 2 additional bedrooms. Mattar / Tai Seng / Macpherson MRT stations nearby. Eateries, food & wet markets, shops readily available. Good schools; Cedar Pri / Cedar Girls Sec, St. Andrew Junior Sch / Maris Stella Sch. More Info
* 6	D18	PASIR RIS HEIGHTS	Leasehold 999 years wef. 10/02/1874	2½-Storey Renovated Corner Terrace	4	5,737 / 2,500	\$5.2M	Sharon	MP 2019 Zoning: Residential 3-Storey. South-East facing. Big garden. On elevated ground with good sea & green views. Sea view at attic level. Short walk to Pasir Ris Beach Park / Elias Mall. More Info

CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	# Mortgagee's	% Receiver's	@ MCST's	** Trustee's	## Estate's	%% Liquidator's			
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 7	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.
# 8	D01	V ON SHENTON #09-23 5A Shenton Way	Leasehold 99 years wef. 29/11/2011	2-Bedroom + Study Apartment	2	1,055	\$2.05M	Noelle / James	MORTGAGEE SALE Spacious living area with sea view. Bright & breezy unit. Located in heart of CBD area. Condo facilities. Walking distance to Tanjong Pagar MRT / Downtown MRT / Marina Bay MRT / Shenton Way MRT (U/C). Selling vacant possession. More Info
* 9	D01	THE SAIL @ MARINA BAY #2X-02 2 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	1-Bedroom Apartment	1	689	\$2,XXX PSF	Sharon	Rarely available. Premium stack with unblocked marina bay. Easy access to an abundance of amenities in the vicinity with direct underground access to 2 MRT stations. Video Tour
* 10	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.
* 11	D01	THE SAIL @ MARINA BAY 6 Marina Boulevard	Leasehold 99 years wef. 12/08/2002	3-Bedroom Apartment	3	1,389	\$3.3M	Sharon / Noelle	Premium stack with unblocked marina bay / sea view. Easy access to an abundance of amenities in the vicinity with direct underground access to 2 MRT stations. Video Tour 360° Virtual Tour
* 12	D02	ICON #07-XX 10 Gopeng Street	Leasehold 99 years wef. 2002	1-Bedroom Apartment	1	570	\$1.1M	Tricia	Tenanted. Heart of Central Business District.. Minutes to Tanjong Pagar MRT. Many amenities, ie. 100AM Mall, NTUC, Don Don Donki, amongst others. Expat's choice! For rent also. More Info
* 13	D09	PATERSON SUITES #0X-06 55 Paterson Road	Freehold	3-Bedroom Apartment	3	1,679	\$4.5M UP	Gwen	Paterson Suites located next to the thriving Orchard Road, but tucked away on a tranquil ridge. Various units. Selling with tenancy / vacant possession. Walking distance to Ion Orchard and Orchard MRT. Renovated. Move-in condition.
* 14	D09	SOPHIA HILLS #04-XXX 27 Mount Sophia	Leasehold 99 years wef. 10/12/2013	1-Bedroom Apartment	1	463	\$1.03M	Gwen	Efficient layout with fully utilised layout. Bright and windy. Currently tenanted. Can sell vacant. 1km to ACS Junior And St Margaret. Plaza Sing / Dhoby Ghaut MRT within short walk. Near to SMU, SOTA and NAFA. More Info
# 15	D09	THE PEAK @ CAIRNHILL I #05-03 51 Cairnhill Circle	Freehold	1-Bedroom Apartment	1	678	\$1.6M / \$2,3XX PSF	Tricia / Sau Lai	MORTGAGEE SALE Tranquil greenery view. TOP around 2015. Short stroll to Paragon, Heeren, Orchard MRT Station etc. More Info
# 16	D09	BELLE VUE RESIDENCES #05-XX 25 Oxley Walk	Freehold	3-Bedroom Duplex Penthouse (Roof Terrace with Jacuzzi and Private Garden)	3	3,552	VTO \$1,436 PSF	Gwen / Sharon	MORTGAGEE SALE Spacious. Renovated. Unblocked view. Walking distance to 313 / Centrepoint / Orchard Road / Somerset MRT / Fort Canning MRT. Stroll to Fort Canning Park. Video Tour
* 17	D09	THE ABODE AT DEVONSHIRE 9 Devonshire Road	Freehold	3-Bedroom Triplex Penthouse	3	2,723	\$4M	James / Noelle	Located at heart of Orchard Road. Quiet facing. 2 en-suite bedrooms. Enclosed kitchen. Water feature. Jacuzzi on roof garden. Vacant possession. 3 mins walk to Somerset MRT and 313 Somerset. Within 1km River Valley Primary School. Video Tour 360° Virtual Tour

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CONDO / APARTMENT PROPERTIES FOR SALE

* Owner's	# Mortgagee's	% Receiver's	@ MCST's	** Trustee's	## Estate's	%% Liquidator's			
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 18	D09	THE ORCHARD RESIDENCES #3X-05 238 Orchard Boulevard	Leasehold 99 years wef. 13/03/2006	4-Bedroom Apartment (Ensuites), plus helper's room	4	2,852	\$9.XM	Tricia	Development is located in Orchard Shopping belt. Ion Orchard, Takashimaya, amongst others are within minutes. Orchard MRT Station. Botanic Garden, Dempsey & Holland V are a short drive away from development. Selling with tenancy. More Info
* 19	D09	OUE TWIN PEAKS 33 Leonie Hill Road	Leasehold 99 years wef. 10/05/2010	3-Bedroom Apartment	3	1,604	\$4.XM	Noelle / Gwen	Spacious. Beautiful view. Award winning landscape. Orchard MRT Station, Ion Orchard, Takashimaya are within minutes' walk. Selling with tenancy. More Info 360° Virtual Tour
# 20	D09	3 ORCHARD BY THE PARK #20-03 3 Orchard Boulevard	Freehold	3-Bedroom Apartment	3	2,260	\$8.2M	Noelle / Gwen	MORTGAGEE SALE. AUCTION 18 NOV 2021 Newly renovated. Completion 2017. High floor. Unblocked view. Bright & breezy. Private lift access. Right next to Tangling Mall & Orchard Boulevard MRT Station (u/c). More Info 360° Virtual Tour
* 21	D10	HONOLULU TOWER #1X-02 341 Bukit Timah Road	Freehold	4-Bedroom Apartment (Ensuites), plus helper's room	4	5,823	\$13.XXM	Tricia	Rarely available. Single level apartment, spacious layout. Newly renovated. Exclusive development - 30 units. The development just undergone total upgrading (Completing soon). SCGS, ACS in the vicinity. Steven Road MRT station nearby. More Info
* 22	D09	PEBBLE BAY #05-XX 130 Tanjong Rhu Road	Leasehold 99 years wef. 09/03/1994	3-Bedroom Apartment	3	1,894	\$3.XM	Noelle	Beautiful bay view. Full condo facilities. Short drive to Kallang Lesuire Park. Next to Promenade Park and upcoming Tanjong Rhu MRT Station. Easily accessible via ECP. Selling with tenancy. More Info 360° Virtual Tour
* 23	D15	PARKSHORE #06-XX 201 Tanjong Rhu Road	Freehold	4-Bedroom Apartment	4	2,325	\$4.XM	Tricia	Comprises 152 residential units. Low density development. Only freehold project in Tanjong Rhu. Short drive to Kallang Lesuire Park for shopping needs. Readily accessible via East Coast Expressway. MRT Stations are Tanjong Rhu MRT, Nicoll Highway MRT and Stadium MRT. Stroll to East Coast Park. More Info
## 24	D16	BEDOK RESIDENCES #11-05 16 Bedok North Drive	Leasehold 99 years wef. 21/11/2011	3-Bedroom Apartment	3	1,216	\$1.78M	Noelle	ESTATE SALE Conveniently located in Bedok. Direct access to transportation hub and MRT. Shopping Mall downstairs. Tenanted till 2023. More Info
# 25	D19	KINGSFORD WATERBAY #11-16 66 Upper Serangoon View	Leasehold 99 years wef. 03/03/2014	3-Bedroom Apartment	3	893	\$1.1M	Gwen / Noelle	MORTGAGEE SALE Bright and windy. Move-in condition. Beautiful pool/river view. Enclosed kitchen. Vacant possession. Close to amenities at Serangoon View. Short distance to Hougang MRT station. More Info 360° Virtual Tour

HDB PROPERTIES FOR SALE

* Owner's	# Mortgagee's	% Receiver's	@ MCST's	** Trustee's	## Estate's	%% Liquidator's			
S/no	District	Street Name	Tenure	Property Type	Room	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remarks
* 26	D22	697C JURONG WEST CENTRAL 3 #04-XX	Leasehold 99 years	5 "I" Model corner	4	1,216	\$780K	Jon	5 bedroom. Prime location. Unblocked greenery view. Bright, breezy and spacious layout. Opposite Jurong Point/ Boon Lay MRT. Near to Jurong Central Park. More Info

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COMMERCIAL PROPERTIES FOR SALE

* Owner's	# Mortgagee's	% Receiver's	@ MCST's	** Trustee's	## Estate's	%% Liquidator's			
S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Price	Contact Person	Remark
* 1	D01	PEOPLE'S PARK CENTRE 101A Upper Cross Street	Leasehold 99 years wef. 1970	Corner Office	YES	527	\$8XXK / \$1,5XX PSF	Sau Lai	A corner office near lift lobby. Tenanted. Vibrant location - next to States Court Tower, OG Building, Chinatown MRT etc. GST is not applicable.
* 2	D01	PEOPLE'S PARK COMPLEX #04-52 1 Park Road	Leasehold 99 years wef. 1968	Strata Shop / Office	NIL	549	\$1.1M / \$2,000 PSF	James / Sharon	Versatile Shop / Office unit with easy access from carpark. Ideal for tuition centre, ticketing office etc. MRT access at entrance of Mall. Vacant possession.
* 3	D01	PEOPLE'S PARK COMPLEX #02-02/86 1 Park Road	Leasehold 99 years wef. 1968	Prime Retail Shop	NIL	991	\$5.6M / \$5,700 PSF	James / Sharon	Prime frontage retail unit facing atrium with waterpoint. Ideal for watches & jewellery, remittance & tourist related businesses. MRT access at entrance of Mall. Vacant possession. More Info
* 4	D01	SOHO 1 @ THE CENTRAL #06-XX/XX/XX 6 Eu Tong Sen Street	Leasehold 99 years wef. 02/01/2001	3 x SOHO Units	NIL	743 / 581 / 614	VTO	Noelle / Sharon	Facing Clarke Quay & Fort Canning. High ceiling. Attached bathroom. Conveniently located right above Clarke Quay MRT & Don Don Donki. Bus stop at doorstep. GST is collectable. Can sell separately. More Info
% 5	D01	SUNTEC TOWER ONE #15-XX 7 Temasek Boulevard	Leasehold 99 years wef. 01/03/1989	Grade A Office Unit	NIL	3,498	Price On Enquiry	Tricia	RECEIVER SALE Iconic Intergrated commercial development. Within Central Business District. Well served by 2 MRT stations, namely the Esplanade MRT and the Promenade MRT, within walking distance to City Hall Interchange. The development is also interlinked by street level plazas and underground walkways.
* 6	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. Readily accessible to AYE and CBD Area.
# 7	D03	ALEXANDRA CENTRAL #02-21 321 Alexandra Road	Leasehold 99 years wef. 05/03/2012	Retail Shop	NIL	583	VTO	Tricia	MORTGAGEE SALE Within minutes drive to Redhill MRT and Queenstown MRT. Readily accessible to AYE and CBD Area.
* 8	D03	78 MOH GUAN TERRACE #01-XX	Leasehold 95 years wef. 01/11/1969	Retail Shop	YES	1,076	\$3.08M	Sharon / Noelle	Located within the hipster Tiong Bahru Estate that is rich in culture, heritage and history. Conserved building. F&B approved.
## 9	D03	55 TIONG BAHRU ROAD #01-39	Leasehold 95 years wef. 01/11/1969	Retail Shop	YES	1,517	\$3.1M	Sharon / Noelle	ESTATE SALE Located within the hipster Tiong Bahru Estate that is rich in culture, heritage and history. Conserved building. Tenanted till mid 2022. More Info
* 10	D03	116 BUKIT MERAH VIEW #01-XX	Leasehold 99 years wef. 01/10/1993	HDB Shophouse	YES	1,485	\$2.78M	Sharon / Noelle	2-storey shophouse with living quarter. Prominent frontage facing Henderson Road. F&B approved.
% 11	D06	THE ADELPHI #B1-XX 1 Coleman Street	Leasehold 999 years wef. 12/05/1828	Shop unit	NIL	4,091	Price On Enquiry	Tricia	RECEIVER SALE MP Zoning (2008): Commercial with a gross plot ratio of 7.0. The surrounding is commercial in character comprising hotels, shopping malls, office buildings and government buildings. City Hall MRT is within walking distance from development.
* 12	D07	GOLDEN LANDMARK #03-XX 390 Victoria Street	Leasehold 99 years wef. 1981 (balance 59 years)	Shop Unit	NIL	484	\$8XXK / \$1,7XX PSF	Sau Lai	With water provision. Faces 2 primary corridors, bubble lifts and atrium void. No GST. Near to many mega developments such as DUO, South Beach and the new Guoco Midtown. About 5 mins' walk Bugis MRT. More Info
* 13	D07	JALAN SULTAN	Leasehold 99 years wef. 09/05/2007 & 25/05/2007 &	2-Storey Intermediate Shophouse (3 units)	NIL	967 / 1,808 938 / 1,561 964 / 1,592	\$3.XM EACH	Tricia	3 units (adjoining). Full commercial. Shops face main road. Heavy traffic flow. Outside CBD area. Can be sold individually or collectively. More Info
* 14	D07	THE PLAZA #02-XXX 7500A Beach Road	Leasehold 99 years wef. 03/09/1968	Retail Shop	NIL	430	\$800K	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
* 15	D07	ARAB STREET	Leasehold 99 years wef. 01/01/1952	4-Storey Shophouse (Hostel)	YES	1,323 / 3,907	\$5M	James	Located along Arab Street, the shophouse is approved for hostel with a restaurant on the ground floor.
** 16	D07	SIM LIM SQUARE #03-XX (2 units) 1 Rochor Canal Road	Leasehold 99 years wef. 08/04/1983	Retail Shop (2 units)	NIL	269 / 398	Price On Enquiry	Tricia	TRUSTEE SALE Wide frontages. Mixed development. Bencoolen / Rochor / Bras Basah / Bugis MRT Stations are nearby. GST is payable.
* 17	D08	PERAK ROAD	Leasehold 99 years wef. 04/07/1994	2.5-Storey Shophouse (Conservation)	NIL	1,389 / 3,000	\$4.XM	Tricia	AUCTION 18 NOV 2021 Corner unit. Located within Little India Conservation Area. Zoned Commercial. Near Jalan Besar / Rochor MRT stations. No ABSD. GST is applicable. Sell & Lease back (Optional). More Info
* 18	D08	SIM LIM TOWER #1X-XX 10 Jalan Besar	Freehold	Office unit	NO	592	\$1.3XM / \$2,2XX PSF	Sau Lai	Corner with contiguous window unit. 2 office room. Unblock view. Jalan Besar MRT at doorstep. Mins' walk to Bugis MRT Station. Outside CBD. No GST More Info
* 19	D10	GLENEAGLES MEDICAL CENTRE 6 Napier Road	Freehold	Medical Unit	For Lease	796.5	\$16K	Sau Lai	3 consultation rooms. For lease for a term of 2½ years. More Info
# 20	D11	NOVENA REGENCY #01-XX 275 Thomson Road	Freehold	F&B	NIL	657 (2 units, side by side)	\$2.XM	Tricia	MORTGAGEE SALE Superb location! Suits service / F&B trades. Minutes to Novena MRT station. Restaurant usage with kitchen / grease traps fittings. More Info
# 21	D12	ONE DUSUN RESIDENCES #01-XX 1 Jalan Dusun	Freehold	A Shop Unit	NIL	151	\$4XXK	Tricia	MORTGAGEE SALE Near many food establishments / Zhong Shan Mall / hotel and other amenities along Balestier Road. Suit most service trades. Near Novena MRT station. Selling vacant possession, and on "As-is-where-is" basis. GST is applicable. More Info

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* 22	D13	MACPHERSON MALL #B1-0X 401 Macpherson Road	Freehold	Retail Shop	YES	753	\$2.9M	Teddy / James	Duo frontage. Beside escalator. Within the 86 commercial units and 301 hotel rooms mixed development. Selling with tenancy. TOP 2018. GST is payable. More Info
# 23	D14	EUHABITAT #01-09 190 Jalan Eunos	Leasehold 99 years wef. 06/12/2010	Retail Shop	NIL	990	\$1.41M / \$1,4XX PSF	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 not applicable. More Info
# 24	D14	EUHABITAT #01-12 190 Jalan Eunos	Leasehold 99 years wef. 06/12/2010	Retail Shop	NIL	861	\$1.27M / \$1,4XX PSF	Teddy / Sau Lai	MORTGAGEE SALE Can sell together with unit #01-0X Euhabitat. GST is not applicable. More Info
% 25	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.
* 26	D14	CENTROPOD @ CHANGI #01-XX 80 Changi Road	Freehold	Shop	NIL	226	\$9XXK	Gwen	TOP 2015. Near escalator. Selling with tenancy. Renovated. Close proximity to Geylang Serai, Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square. NO GST.
* 27	D14	CENTROPOD @ CHANGI #02-XX 80 Changi Road	Freehold	Shop	NIL	236	\$700K	Gwen	TOP 2015. Near escalator. Glass frontage facing the road. Selling with tenancy. Close proximity to Geylang Serai, Eunos MRT, Katong, Geylang Serai, OneKM Mall and Paya Lebar Square.
* 28	D15	12 HAIG ROAD #01-3XX (Opp Paya Lebar Quarter)	Leasehold 82 years wef. 1993	2 Adjoining 2-storey HDB Shophouses	YES	3,875 sqft (1st Sty 2,XXX sqft / 2nd Sty 1,8XX sqft)	EOI	Sau Lai / Sharon	EOI CLOSING 25 NOV 2021 (THURS), 3PM Dual frontage - facing main road & Haig Road market & food centre. 4 partitioned shops. Fully tenanted. GST is applicable
* 29	D15	THE FLOW #03-XX 66 East Coast Road	Freehold	Shop	YES	775	\$1.99M	James / Teddy	Located in heart of Katong, located beside Roxy Square. Shop with toilet. Within the 56 commercial units development. Selling with tenancy. TOP 2018. GST is payable. More Info
# 30	D16	ECO #04-XX 283 Bedok South Avenue 3	Leasehold 99 years wef. 14/05/2012	Shop	NIL	883	\$950K	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. More Info
# 31	D19	SPAZIO @ KOVAN #02-XX 767 Upper Serangoon Road	Freehold	Shop	NIL	710	Price On Enquiry	Tricia	MORTGAGEE SALE Tenanted to tuition centre. GST is payable. Bus stop in front of the development. The surrounding comprises of public housing & private residential estate.
# 32	D19	SPAZIO @ KOVAN #02-XX 767 Upper Serangoon Road	Freehold	Shop	NIL	657	\$1.25M / \$1,9XX PSF	Sau Lai / Tricia	MORTGAGEE SALE Corner with 2 corridor frontages. TOP around 2018. With water point. Near lift. GST is applicable. More Info
* 33	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. No GST.
# 34	D19	THE MINTON #01 147 Hougang Street 11	Leasehold 99 years wef. 04/04/2007	Retail shops (5 units)	NIL	3,165 (5 units)	FROM \$680K	Tricia / Jon	MORTGAGEE SALE 5 shop units located within a private residential development "The Minton". Sell vacant and on an "As-is" condition. GST is payable. More Info
* 35	D20	702 ANG MO KIO AVENUE 8 #01-2XXX (AMK Central)	Leasehold 87 years wef. 1993	2-Storey Corner HDB Shophouse	YES	4,036 sqft (1st Sty 3,XXX sqft / 2nd Sty 8XX sqft)	EOI	Sau Lai / Sharon	EOI CLOSING 25 NOV 2021 (THURS), 3PM Next to AMK Hub & MRT Station. Rental about 4.x% return. External staircase and lift are provided for access to 2nd storey. GST is applicable.
* 36	D20	THOMSON V TWO #01-10 & #01-11 11 Sin Ming Road	Freehold	2-Adjoining Shop Units	NIL	Total 3,003	\$7.XM / \$2,XXX PSF	Sau Lai	Corner shops next to restaurants, lift and escalator. Fronting road. With toilets, grease trap, upgraded electrical power. Next to coffeshops. About 5 minutes' walk to Thomson MRT Station. More Info
* 37	D21	THE HILLFORD #01-XX 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	Shop Unit (Approved for Medical)	NIL	506	VTO	Tricia	TOP 2016. Integrated development with 18 commercial shops & 281 residential units. Minutes' to Beauty World MRT station.
* 38	D21	THE HILLFORD #01-XX 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	F&B Outlet	YES	581	\$1.78M	Sharon / James	Corner restaurant w dining area, bar & toilet. 24-Hour access. Big waiting area. Faces main road. Near bus stop. Tenanted. Shop in a condo of 281 residential units. Concentration of condos & landed houses in this area. No GST. More Info
* 39	D21	THE HILLFORD #01-XX 182 Jalan Jurong Kechil	Leasehold 60 years wef. 19/02/2013	Shop Unit used as Childcare Centre	YES	2,713	\$5.XXM	Sharon / James	Approved childcare centre. Tenanted. High concentration of condos & landed in this area with good schools. Able to sub-divide. With attached toilets. More Info

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Salespersons to contact:

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Noelle Tan, CEA R047713G, 6228 7335 / 9766 7797
Jon Lim, CEA R063031H, 6228 6871 / 8752 5889
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Sharon Lee (Head of Auction), CEA R027845B, 6228 6891 / 9686 4449

INDUSTRIAL PROPERTIES FOR SALE

* Owner's	# Mortgagee's	% Receiver's	@ MCST's	** Trustee's	## Estate's	%% Liquidator's			
S/NO	District	Street Name	Tenure	Property Type	Tenancy	Approx. Land / Floor Area (sqft)	Guide Asking	Contact Person	Remark
* 1	D13	1X GENTING ROAD	Freehold	5-Storey Terrace B1 Factory	YES	5,758 / 16,943	\$16.8M	Sharon	Tenanted @ \$43,000/mth (2 tenants). Approved secondary dormitory for 77 pax. Car park lots within compound.
* 2	D14	SHUN LI INDUSTRIAL PARK 19X Kaki Bukit Avenue	Leasehold 60 years wef. 1996	B2 3-Storey Terrace Factory	NIL	6,921	\$2.5M	Sau Lai	With private lift. Toilets on all levels. 3 vehicle lots and 20ft container lot. Ceiling approx 6m. GST is payable. Walk to Kaki Bukit MRT Station. More Info
* 3	D14	PAYA UBI INDUSTRIAL PARK #01-XX 53 Ubi Avenue 1	Leasehold 60 years wef. 1997	2-Storey Terrace Factory With Basement	YES	5,758	\$1.3XM / \$2XX PSF	Sau Lai	Tenanted. With private lift and toilets. 2 vehicle lot in front. Ceiling approx 5m. GST is payable. Walk to Ubi MRT Station. More Info
* 4	D14	PAYA UBI INDUSTRIAL PARK #05-XX 53 Ubi Avenue 1	Leasehold 60 years wef. 1997	3-Storey Ramp Up Terrace Factory	YES	5,898	\$1.3XM / \$2XX PSF	Sau Lai	Tenanted till Aug 2022. 4% rental yield. With private lift and toilets. 2 vehicle lot in front. Ceiling approx 5m. GST is payable. Walk to Ubi MRT Station. More Info
* 5	D22	JOO KOON CIRCLE	Leasehold 30 years wef. 06/01/2013	1-Storey Semi-Detached Factory with Mezzanine	NIL	39,587 / 23,885	\$6.XM	Tricia	Primarily Industrial estate. Public transport readily available along Joo Koon Circle. Joo Koon MRT Station is within walking distance. Close proximity to AYE/PIE. Assignment of lease is subject to JTC's approval. More Info
# 6	D22	XX TUAS VIEW SQUARE	Leasehold 60 years wef. 30/10/1996	4-Storey Detached Factory & Ancillary Dormitory Uses	NIL	26,911 / 37,674	TENDER	Tricia	URA land. No land rent payable. URA approved for 133 pax for dormitory uses till Mar 2022. Own building with naming rights. Ramp equipped for loading / unloading. Cargo lift. Own parking space for lorry, cars, 20 & 40 ft containers. More Info
% 7	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	RECEIVER SALE 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. More Info
# 8	D22	T99 #01-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	B2 Factory	NIL	10,200 sqft - include strata void area of 3,928 sqft	\$1.6XM	Tricia	MORTGAGEE SALE 1st level. Rare! Dual frontages. Easy loading / unloading. Coffeshop / eateries nearby the development. More Info
# 9	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	\$1.6M	Tricia	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeshop / eateries nearby the development. More Info
# 10	D22	T99 #02-07 9 Tuas South Avenue 10	Lasehold 30 years wef 18/06/2013	Ramp-up B2 Factory	NIL	8,148	\$1.52M	Tricia	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeshop / eateries nearby the development. More Info
# 11	D22	T99 #03-01 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	7,825	\$1.73M	Tricia / Sau Lai	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeshop / eateries nearby the development. More Info
# 12	D22	T99 #04-07 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	NIL	7,664	\$1.58M	Tricia / Sau Lai	MORTGAGEE SALE Parking lots in front of the unit, easy for loading / unloading. Coffeshop / eateries nearby the development. More Info
* 13	D22	T99 #03-XX 9 Tuas South Avenue 10	Leasehold 30 years wef. 18/06/2013	Ramp-up B2 Factory	YES	7,965 sqft (Includes strata void of 2,938 sqft)	\$1.4XM	Jon Lim / Tricia	Parking lots in front of the unit, easy for loading / unloading. Coffeshop / eateries nearby the development. Tenanted @ \$5K per month till Feb 2023. Estimated 3.8% yields. GST is applicable. More Info
# 14	D22	WESTSTAR #01-XX / #01-XX 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ground Floor B2 Ramp-up Factory	NIL	7,944 each	\$2.XM each	Tricia	MORTGAGEE SALE Ceiling height approx. 7.5m. Electricity capacity approx. 700 amps. Coffeshop within the development. Carpark at door step. Easy loading / unloading. Can sell individual. GST is payable. More Info
* 15	D22	WESTSTAR #01-XX 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ground Floor B2 Factory	NIL	From 2,196	From \$598K	James / Noelle	Corner unit with exclusive carpark at door step. Approx. 6m ceiling height. Easy loading / unloading. GST is applicable. Coffeshop available within the development. Multiple units to choose from. More Info
# 16	D22	WESTSTAR #03-XX 11 Tuas Bay Close	Leasehold 30 years wef. 07/08/2013	Ramp-up B2 Factory	NIL	2,152	\$540K	Tricia / Sau Lai	MORTGAGEE SALE Carpark at door step. Easy loading / unloading. GST is applicable. Coffeshop available within the development. More Info
* 17	D22	WEST POINT BIZHUB XXX Tuas South Avenue 2	Leasehold 60 years wef. 08/04/2000	2-Storey Strata Intermediate Terraced Factory	NIL	6,781	\$1.8M	Noelle	Motivated seller. Ease of loading/unloading with 2 dedicated parking lots at door step. Facing road. Close to Canteen within the development. Owner is GST registered. To be sold with tenancy. Video Tour 360° Virtual Tour
% 18	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	Price On Enquiry	Tricia	RECEIVER SALE MP Zoning (2014): Business 2. Current land 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 vacant. Sale is subject to JTC's approval.
* 19	D23	XX BUKIT BATOK STREET 22	Leasehold 30 years wef. 01/05/1992 (Option for a further term of 30 years)	6-Storey Detached Factory with Ancillary Office / Production	YES (3rd level currently tenanted)	27,987 / 55,585	Price On Enquiry	Tricia	Primarily industrial estate. Ample labour supply from surrounding HDB estates. Close to Jurong East & Bukit Batok MRTs. Readily accessible via PIE / AYE and public transportations. Ideal for single or multiple users. Good corporate image! Assignment of lease subject to JTC's approval. More Info
* 20	D26	TAG. A #02-XX 81 Tagore Lane	Freehold	B1 Factory with Mezzanine	YES	2,540 (Include strata void of 936 sqft)	\$1.45M	Sharon	2 toilets. Tenanted till Aug 2022. With recreational facilities within the development. 5-10 minutes' drive to Yio Chu Kang MRT station / SLE / CTE. GST is payable. More Info

Auction & Sales Private Treaty.



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* 21	D26	TAGORE 8 #04 421 Tagore Industrial Avenue	Freehold	Ramp-up B1 Factory	YES	1,927	\$1.4XM	Tricia	Tenanted @ \$2,700/mth till Aug 2022. Primarily industrial estate. GST is payable.

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