



## FEATURED COMMERCIAL PROPERTIES

January 2012

Dear Readers,

A Happy New Year to you, and we hope you have enjoyed the holidays! This year, we expect commercial properties to gain more attention, with the cooling measures that have been implemented by the government in the Residential Property Market.

### LATEST NEWS!

- A) 2 adjoining Freehold redevelopment land at Nos. 165/167 Tyrwhitt Road have been sold at \$52.11m in the recent tender exercise that closed last month. Despite the introduction of the Additional Buyer's Stamp Duties which coincided with the Tender Closing Date on 8 Dec 2011, tender bids from the developers were encouraging. The successful bid reflects \$716psf per plot ratio.



- B) 6 Adjoining freehold conservation shophouses at Syed Alwi Road are for sale by Expression of Interest. The properties are located at Little India. Please see details as shown below.

**For more information on other properties available, please feel free to contact us at the numbers listed below.**

Email : <a href="mailto:commresale@knightfrank.com.sg">commresale@knightfrank.com.sg</a>		Website: <a href="http://knightfrank.com.sg/commercial">http://knightfrank.com.sg/commercial</a>	
Mary Sai (R027878I) mary.sai@sg.knightfrank.com	6228 6886 / 9388 7879	Andy Ng (R027859B) fiona.koh@sg.knightfrank.com	6228 7345 / 9790 0488
Joshua Tay (R027821E) joshua.tay@sg.knightfrank.com	6228 6892 / 9873 2310	Fiona Koh (R027830D) fiona.koh@sg.knightfrank.com	6228 6874 / 9728 6566
		Derrick Loi (R027850I) derrick.loi@sg.knightfrank.com	6228 7305 / 9101 4747

*While every reasonable care has been taken in preparing the contents of this list, the owner and the marketing agent cannot be held responsible for any inaccuracy. The particulars in this summary do not constitute, nor constitute any part of, an offer or contract. All prices are subject to changes without further notice.*

Knight Frank Pte Ltd 16 Raffles Quay #30-01 Hong Leong Building Singapore 048581  
Tel: (65) 6222 1333 Fax: (65) 6221 9305 [www.knightfrank.com.sg](http://www.knightfrank.com.sg) Reg. No. 198205243Z  
Estate Agent's License No.: L3005536J

Other Offices:  
Knight Frank Estate Management Pte Ltd 160 Paya Lebar Road #05-05/06 Orion @ Paya Lebar Singapore 409022  
Knight Frank Shopping Centre Management Pte Ltd 16 Raffles Quay #30-00 Hong Leong Building Singapore 048581  
KF Property Network Pte Ltd (Licensee) 167 Jalan Bukit Merah #06-10 Connection One Tower 5 Singapore 150167



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### Shophouses

Syed Alwi Road Singapore

**Type of Property** : Six adjoining units of 3-storey shophouses within the Little India Conservation area.  
**Tenure** : Freehold  
**Site Area** : Total Area 8,138 sqft approx  
**Floor Area** : 18,200 sqft approx  
**The Property will be sold subject to existing tenancies**



**\*\* FOR SALE VIA EXPRESSION OF INTEREST. \*\***

**CLOSING DATE : 19th January 2012, 3 PM**

**Contact Person: Mary Sai 9388 7879 and Derrick Loi 9101 4747**

For more information on Shophouses, & other available units for sale, please contact Mary Sai at 9388 7879 or Derrick Loi at 9101 4747.

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## FEATURED COMMERCIAL PROPERTIES

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### Others

Jalan Kilang Singapore

<b>Type of Property</b>	: Single Storey Industrial building
<b>Tenure</b>	: 99 yrs wef July 1962 (balance 50 years)
<b>Site Area</b>	: Total Land Area 8,822 sqft approx
<b>Zoning</b>	: Light Industrial/B1 Business One with plot ratio of 2.5

**The Property will be sold on an as-is-where-is basis**



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**CLOSING DATE : 28 February 2012, 3 PM**

**Contact Person: Mary Sai 9388 7879 and Derrick Loi 9101 4747**

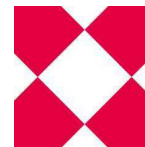
For more information on Shophouses, & other available units for sale, please contact Mary Sai at 9388 7879 or Derrick Loi at 9101 4747.

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### HDB Shophouses

BLK 2XX Along Yishun Ring Road

**Type of Property** : 3 adjoining 2 Storey HDB Shophouses  
**Tenure** : Balance 79 years  
**Floor Area** : 4036 sqft approx (approx 1345 sqft per unit)  
**Location** : Within Neighbourhood centre with many shops surrounding.

**The Property will be sold on an as-is-where-is basis**

Very popular neighbourhood centre with good rental potential



Contact Person: Fiona Koh 9728 6566

For more information on the HDB Shophouses, and other available units for sale, please contact Fiona Koh at 9728 6566 .

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### Strata shops and offices

#### SPACE @ KOVAN Singapore

**Type of Property** : Restaurant  
**Tenure** : Freehold  
**Floor Area** : 1,216 sqft approx (shop space size)  
 NOTE: under construction, TOP expected 2016 or earlier

**The Property will be sold with vacant possession**



Perfect for bistro or café @  
upcoming development

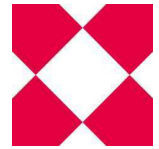
Contact Person: Andy Ng 9790 0488 and Fiona Koh 97286566

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## FEATURED COMMERCIAL PROPERTIES January 2012

### GB Building Singapore

**Type of Property** : Strata Office  
**Tenure** : 99 year wef 12/10/1982  
**Strata Floor Area** : 5,425 sqft & 5,500 sqft

#### 2 ENTIRE FLOORS AVAILABLE FOR SALE



Contact Person: Andy Ng 9790 0488 or Joshua Tay 9873 2310

<b>Email : <a href="mailto:commresale@knightfrank.com.sg">commresale@knightfrank.com.sg</a></b>		<b>Website: <a href="http://knightfrank.com.sg/commercial">http://knightfrank.com.sg/commercial</a></b>	
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## FEATURED COMMERCIAL PROPERTIES

January 2012

Tower One Suntec City Singapore

**Type of Property** : Strata Office  
**Tenure** : 99 year wef 1/3/1989  
**Strata Floor Area** : 10,097 sqft

### ENTIRE FLOOR AVAILABLE FOR SALE



Contact Person: Andy Ng 9790 0488

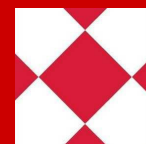
For more information for shop units and other available units for sale, please contact Fiona Koh at 9728 6566 or Andy Ng at 9790 0488. For strata offices and other available units, please contact Joshua Tay at 9873 2310.

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## COMMERCIAL PROPERTIES

### PRIVATE TREATY SALE

January 2012

COMMERCIAL & CONSERVATION SHOPHOUSE	Person-in-charge	Guide Price
<b>1 39/A/B to 44/A/B SYED ALWI ROAD, D08</b> 6 adjoining units of 3-storey shophouses within Little India Conservation Area. Freehold. Site area 8,138sqft. Floor area 18,500sqft approx. Walking distance to Lavender MRT & the future Jalan Besar MRT Stations.	Derrick Loi 9101-4747	S\$24mil to S\$25mil
<b>2 JALAN PINANG, D07</b> A freehold 2 -storey corner commercial shophouse unit within the Kampong Glam Historic District. Floor Area 2906sqft approx. Vacant unit.	Derrick Loi 9101-4747	S\$5.8mil
<b>3 JALAN KUBOR, D07</b> A fully refurbished 2 -Storey corner shophouse unit with roof terrace & mezzanine level within the Kampong Glam Historic District. Freehold. Land Area 1612sqft. Floor Area 3420sqft approx. Tenanted.	Derrick Loi 9101-4747	S\$4.68mil
<b>4 CAMPBELL LANE, D12</b> 2 adjoining 2-storey shophouse unit + attic. 99yrs wef 1993. Land area 1696sqft. Floor area 3900sqft approx. Tenanted @ S\$13,000 per month	Derrick Loi 9101-4747	S\$4.85mil
<b>5 MAUDE ROAD, D08</b> A 2-storey intermediate shophouse with attic level and concrete flooring. Freehold. Land area 1313sqft. Floor Area 2960sqft approx.	Derrick Loi 9101-4747	S\$3.38mil

STRATA SHOPS & OFFICES	Person-in-charge	Guide Price
<b>6 SPACE @ KOVAN, 9 Yio Chu Kang Rd</b> Restaurant, 1,216sqft approx, freehold, under construction	Joshua Tay 9873-2310	\$3.88M
<b>7 THONG TECK BUILDING, 15 Scotts Rd</b> Office, 1,292sqft approx, freehold, vacant	Joshua Tay 9873-2310	\$3.10M
<b>8 LUCKY PLAZA, 304 Orchard Road</b> Clinic, 700sqft approx, freehold, bare unit, also for rent	Joshua Tay 9873-2310	\$2.55M
<b>9 GOLDEN MILE COMPLEX, 5001 Beach Rd</b> Adjoining shops, 2,432sqft approx, 99yrs wef 1969, vacant	Joshua Tay 9873-2310	\$3.00M
<b>10 GB BUILDING, 143 Cecil Street</b> Office, 13,000sqft approx, 99 years wef 1982, tenanted	Joshua Tay 9873-2310	\$23.5M

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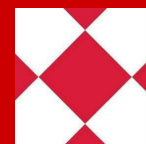
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## COMMERCIAL PROPERTIES

### PRIVATE TREATY SALE

January 2012

- 11 **SOUTHPOINT BUILDING, 200 Cantonment Rd** Andy Ng View-to-offer  
Office, 16,000sqft approx, Freehold, tenanted 9790 0488

HDB SHOPHOUSES		Person-in-charge	Guide Price
12	<b>Blk 1XX facing Jln Bukit Merah #01</b> 2 storey shophouse unit, balance 70 years, 1600sqft, tenanted.	Fiona Koh 9728-6566	\$1.2XM
13	<b>Blk 18X Toa Payoh Central #01</b> 2 storey shophouse unit, balance 58 years, 1250sqft, tenanted	Fiona Koh 9728-6566	\$4.8M
14	<b>Blk X Toa Payoh Lor 7</b> 2 storey Coffeeshop unit balance 58 yrs, 2500sqft approx	Fiona Koh 9728-6566	\$3.5M
15	<b>Blk 2XX Along Yishun Ring Road</b> Three adjoining 2 storey shop units, balance 79 yrs, 4,036sqft approx, sale as-is-where-is	Fiona Koh 9728-6566	View-to-offer

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