

COMMERCIAL PROPERTIES

PRIVATE TREATY SALE

November 2011

COMMERCIAL & CONSERVATION SHOPHOUSE		Person-in-charge	Guide Price
1	JOO CHIAT ROAD, D15 A 3-storey freehold intermediate shophouse unit with attic. Land area 1060sqft. Floor area 3050sqft approx. Tenanted @ S\$6,900 per month.	Derrick Loi 9101-4747	S\$3.3mil
2	CAMPBELL LANE, D12 A 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
3	GEYLANG ROAD, D14 A freehold ground floor shop unit. Floor area 1389sqft. Tenanted @ S\$6,600 per month.	Derrick Loi 9101-4747	S\$2.0mil
4	KERBAU ROAD, D12 A 5-adjoining freehold 2 1/2 - storey shophouse + 31 guest rooms within the Little India Arts Belt zone. Land area 5029sqft. Floor area 7320sqft approx. Opposite the Little India MRT Station.	Derrick Loi 9101-4747	S\$12.28mil
6	JALAN KUBOR, D07 A fully refurbished 2-Storey corner shophouse unit with attic level. Freehold. Land Area 1612sqft. Tenanted.	Derrick Loi 9101-4747	S\$4.3mil
7	ALIWAL STREET, D07 A 5-storey corner building budget hotel with lift + 54 guest rooms. Freehold. Land area 2733sqft. Zoning is commercial within the Kampong Glam historic district area.	Derrick Loi 9101-4747	View to Offer
8	LEX HOTEL@ GEYLANG LOR 8, D14 An 8-storey building comprising 41 rooms each with attached bathroom. Freehold. Land Area 2,089sqft. Zoning Residential / Institution with a Plot ratio of 2.8.	Mary Sai 9388 7879	View to Offer

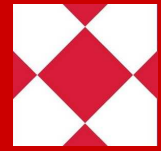
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Derrick Loi 6228 7305 / 9101 4747 derrick.loi@sg.knightfrank.com (R027850I)	Joshua Tay 6228 6892 / 9873 2310 joshua.tay@sg.knightfrank.com (R027821E)		

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Estate Agent's License No.: L3005536J

Other Offices:

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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



COMMERCIAL PROPERTIES

PRIVATE TREATY SALE

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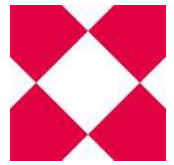
STRATA SHOPS & OFFICES		Person-in-charge	Guide Price
9	SPACE @ KOVAN, 9 Yio Chu Kang Rd Restaurant, 1,216sf approx, freehold, under construction	Joshua Tay 9873-2310	\$3.88M (neg.)
10	EXCELSIOR SHOPPING CENTRE, 5 Coleman St Shop, 484sf approx, 99 yrs wef 1979, tenanted	Joshua Tay 9873-2310	\$930k (neg.)
11	LUCKY PLAZA, 304 Orchard Road Clinic, 700sf approx, freehold, bare unit, also for rent	Joshua Tay 9873-2310	\$2.55M (neg.)
12	PEOPLE'S PARK COMPLEX, 1 Park Rd Shop, 624sf approx, 99 yrs wef 1968, tenanted	Joshua Tay 9873-2310	\$1.44M (neg.)
HDB SHOPHOUSES		Person-in-charge	Guide Price
13	Blk 1XX facing Jln Bukit Merah #01 2 storey shophouse unit, balance 70 years, 1600sf, tenanted.	Fiona Koh 9728-6566	\$1.2XM
14	Blk 46X Crawford Lane #01 1 storey, 1400 sf, balance 67 years, tenanted.	Fiona Koh 9728-6566	\$1.6XM
15	Blk 8XX Tampines St 81 #01 2 storey shop unit, balance 76 yrs, 1600sf approx, tenanted	Fiona Koh 9728-6566	\$1.9XM
16	RENTAL: Blk 16X Bukit Merah Central #03 Full shop available, approx 810sf, suitable for office, school, services	Fiona Koh 9728-6566	\$2,800pm

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Derrick Loi 6228 7305 / 9101 4747 derrick.loi@sg.knightfrank.com (R027850I)			

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FEATURED COMMERCIAL PROPERTIES

November 2011

Dear Readers,

This November, we are featuring a unique piece of property with redevelopment potential, a pair of adjoining shophouses, as well as our usual staple of units which we feel would be a good investment choice. Do not hesitate to contact us should you require more information!

Shophouses

Tyrwhitt Road Singapore

Type of Property	:	Land with a single-storey asbestos/zinc roof structure and a 2-storey shophouse
Tenure	:	Freehold
Site Area	:	<u>Land Area</u> <u>Size</u>
		165 Tyrwhitt Road 1,224.3sm / 13,394sf
		167 Tyrwhitt Road 1,009.9sm / 10,871sf
		Total Land Area <u>2,254.2sm / 24,265sf</u>

Master Plan Zoning (2008) : Residential with Commercial at 1st storey only. Plot Ratio: 3.

The Property will be sold with vacant possession and as-is-where-is-basis.

Land with redevelopment potential!



Contact Person: Mary Sai 9388 7879

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FEATURED COMMERCIAL PROPERTIES

November 2011

Mohamed Sultan Road Singapore

Type of Property : 3-storey adjoining conservation shophouse
Tenure : 999years wef 1 July 1841
Site Area : 899.3 sq.m (9,680 sq ft).
 Land Area: Approx 2,023.8 sq.m (21,784 sq ft) excluding open terraces of approx 256.2 sq.m (2,758 sq ft)
Master Plan Zoning (2008) : Residential with 1st storey Commercial, Plot Ratio 3.8

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



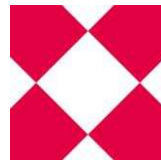
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FEATURED COMMERCIAL PROPERTIES

November 2011

Campbell Lane Singapore

Type of Property : A two adjoining 2-storey intermediate shophouse unit with attic
Tenure : 99yrs wef 1993
Site Area : 1696sqft approx
Master Plan Zoning (2008) : Commercial within the Little India historical district area

The Property will be sold with existing tenancy



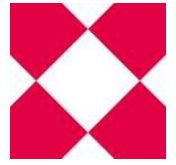
Contact Person : Derrick Loi 9101 4747

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FEATURED COMMERCIAL PROPERTIES

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Kreta Ayer Road Singapore

Type of Property : 2 adjoining units of 3-storey intermediate shophouse with attic level
 Tenure : Freehold
 Land Area : 3164 sq ft
 Master Plan Zoning : Commercial and within the Chinatown designated historical district (2008)

The Property will be sold with existing tenancies



Contact Person: Derrick Loi 9101 4747

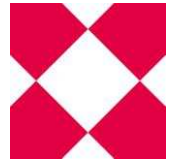
For more information on Shophouses, and other available units for sale, please contact Derrick Loi at 9101 4747.

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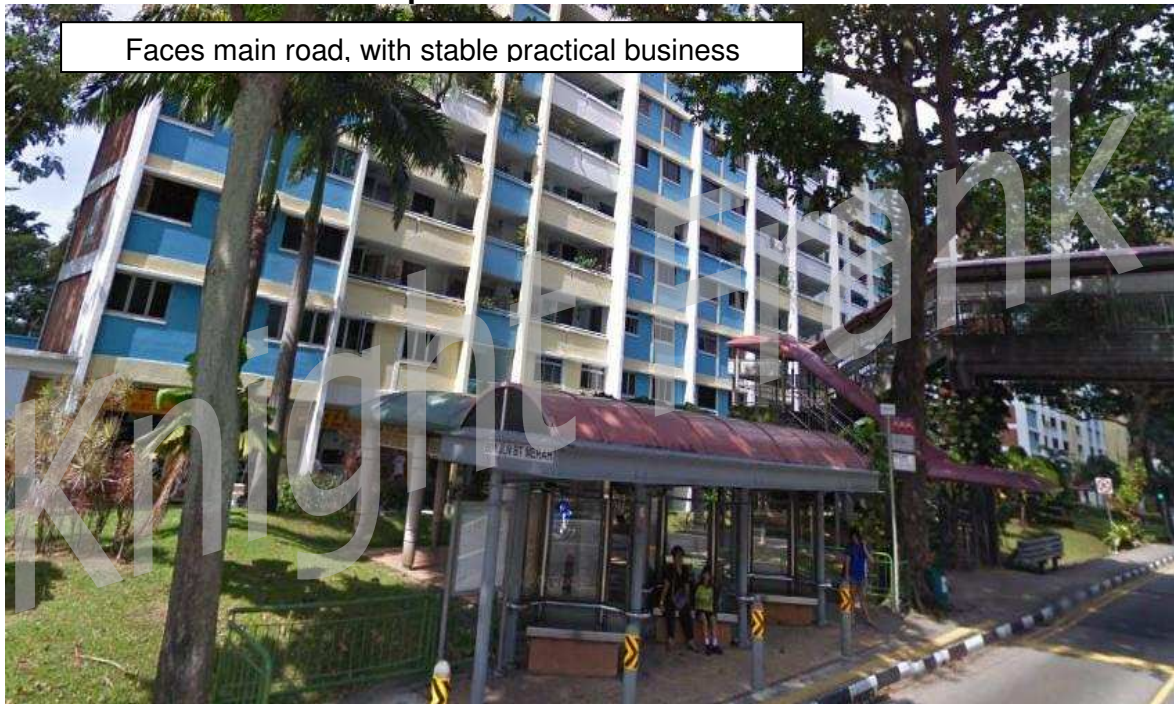
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HDB Shophouses

Blk 1XX facing Jln Bukit Merah Singapore

Type of Property : 2 Storey HDB Shophouse
Tenure : Balance 70 years
Floor Area : 1600 sqft approx
Location : Faces main road.

The Properties will be sold with tenancies



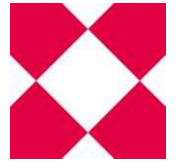
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FEATURED COMMERCIAL PROPERTIES

November 2011

Blk 8XX Tampines St 81 Singapore

Type of Property : 2 Storey HDB Shophouse
Tenure : Balance 76 years
Floor Area : 1600 sqft approx
Location : Within Neighbourhood centre with many shops surrounding.

The Properties will be sold with tenancies

Popular neighbourhood area with stable rental



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

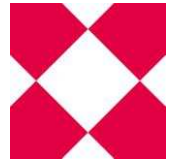
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Orchard Medical Specialists Centre Singapore

Type of Property	:	Specialized use for medical related trades/clinics
Tenure	:	Freehold
Floor Area	:	Various sizes

The Property will be sold with vacant possession



Unique spaces for clinic use.
AVAILABLE FOR RENT AS WELL.

Contact Person: Joshua Tay 9873 2310

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St Martin's Drive Singapore

Type of Property : Formerly a petrol filling station with planning approval from URA for proposed Additions & Alterations & Change of Use from Petrol Station to Restaurant & Outdoor Refreshment Area (lapsing 23rd February 2013)

Tenure : Freehold

Strata Floor Area : 9,375 sq ft approximately

Master Plan 2003 : Zoning – “Residential with Commercial at 1st-storey only” with a gross plot ratio of 1.4

THIS PROPERTY SHALL BE SOLD AS-IS-WHERE-IS BASIS.



Contact Person: Joshua Tay 9873 2310

For more information on these above shop/office units, or other strata units available, please contact Joshua Tay at 9873 2310.

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