

## Private Treaty for Month of SEPTEMBER 2017: RESIDENTIAL

**Salespersons to contact:**

(TT) Tricia Tan, CEA R021904I, 6228 7349 / 9387 9668  
 (SL) Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449  
 (NT) Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

(GL) Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
 (TN) Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603  
 April Chua, Admin Support, 6228 7302

Website : <http://www.knightfrank.com.sg/singapore-auction-property/>

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**LANDED PROPERTIES FOR SALE**

\* Owner \*\*\* Public Trustee @ Liquidator % Receiver's Sale # Mortgagee's \*\*\*Estate's Sale ##Developer's

S/no	District	Street Name	Tenure	Property Type	Rooms	Land/Built Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
# 1	D10	5 BELMONT ROAD	FH	2 storey detached bungalow plus pool		16,327sf /11502sf	\$2X.X M		Sharon	<b>BANK AUCTION 20 SEP 17</b> Good condition.Walking distance to Holland village MRT/Holland village.
* 2	D11	La Suisse Terrace @ Swiss View	999	2 storey terrace house with basement	4+2	2547sf /3,242sf	\$3.3M		Sharon	Rare terrace house that has a feel of semi detached house, 2 super big bedrooms with attached, on top of 2 other bedrooms/2 family area and high ceiling , lots of green/privacy, exclusive , sole
* 3	D11	THE GREENWOOD Greenwood Avenue	103 yrs from 06/2008	2-storey intermediate strata terrace with basement	5+1	Approx 277sqm (2,982sqft)	\$2.8XM		Tricia	Expatriate's ambience/surroundings. Good size bedrooms. Bright / breezy. Good schools nearby, Raffles Girls Primary, Nanyang Girls, Naton Junior College, Hwa Chong Instution, etc. Eateries along Greenwood Avenue. Nicely renovated. For rent also.
# 4	D14	252 Jalan Eunon Euhabitat	99 wef 2010	Ground floor	4	3,380	\$3.4M		Noelle	<b>BANK AUCTION 20 SEP 17!</b> Brand new 4brm townhouse with direct pool access, private parking space at basement & roof terrace with jacuzzi.
* 5	D15	ERNANI STREET, OPERA ESTATE	FH	2.5 Storey Intermediate	6+1	Land appro 1,600sqft	\$3.28M		Tricia	<b>BRAND NEW! TOP SOON!</b> Walking distance to Siglap Centre. Nearby Bedok Mall/Marine Parade. Future MRT. Victoria JC/Tao Nan Primary nearby.
* 6	D16	5A JALAN HAJI SALAM	FH	2 Storey Detached (3 keys)	> 9 rooms	9,718	AUCTION		Sharon	Triple key. Ideal for 3 families. Near Future MRT. Walking distance to Eastwood Centre, Food Centre/Tanah Merah MRT.
* 7	D16	SEMI DETACHED @ KEW CRESCENT	99yrs from 02/1994	3-storey semi-detached	7 rms	Approx 4,652sqft/3900 sqft	\$3.XM		Tricia	<b>MOTIVATED SELLER!</b> Corner unit. Decent pool / home lift. Nice & mature garden. High ceiling @ living area. Bright unit. Good condition. Future MRT.
# 8	D17	36 FLORA DRIVE #03-36, PALM ISLES	99yrs	3-storey clustered house with basement	5rm	3755sqft	\$2.65M		Tricia	<b>BANK SALE!</b> TOP 2015. Relatively New! 5bdrms, 4 ensuites. Subject unit is away from Pan Island Expressway. N-S facing. Overseas Family School & other International Schools are all nearby.
# 9	D17	67 PASIR RIS HEIGHTS, PASIR RIS BEACH PARK	99yrs wef 1978	Intermediate terrace	4+1	2,681sqft /3,821sqft	\$1.8M		Tricia	<b>BANK SALE!</b> Gaint Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
## 10	D17	44/44A PASIR RIS AVENUE, PASIR RIS BEACH PARK	99yrs wef 1978	A pair of 3 storey semi-detached house	7	3000sqft /4500sqft	AUCTION		Gwen / Teddy	<b>AUCTION 20 SEP 2017</b> Giant Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby. Resort & Beach Lifestyle!
* 11	D19	5 HILLSIDE DRIVE, HILLSGROVE	999 wef 1878	3-storey townhouse, with attic & basement	6	4,660	\$2.8M		Tricia	<b>MUST SELL!</b> With Jacuzzi. Daily groceries available at Kovan Centre (NTUC/Shop N Save). Stamford American Schoole nearby. Convenience location. Kovan MRT station. TOP 2013.
* 12	D21	SUNSET GROVE	FH	2½ storey bungalow	8	7,245	\$9.98M		Noelle	Newly rebuilt with lift. Just TOP Mar 2016. Built-up approx 8000sqft. Suitable for multi-generation families. Each level has its own bedrooms, living/dining & kitchen.
# 13	D21	83C HUA GUAN AVENUE	999 wef 1879	2 storey cluster bungalow with attic+basement	4+1	4,219sqft (strata)	\$2.98M		Noelle	<b>BANK SALE.</b> Cluster bungalow, only \$700+ psf in Bukit Timah area. Private swimming pool and 2 private car park lots. 4+1br (3 ensuite)
# 14	D27	27 KERONG LANE	99 Years wef 07/2008	3 storey Intermediate terrace house		1,787 / 4,467	\$2.13M		Noelle / Gwen	<b>BANK AUCTION 20 SEP 17</b> Regular shaped land. Masterplan 2014: 3 Storey Mixed Landed. Short walk to Sembawang Park. Quiet and serene environment. Close proximity to Sembawang MRT Station & Sembawang Shopping Centre.

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* 15	D27	16A JALAN SALANG	FH	2½ storey semi-detached house	5+1	2,860/4,327	<b>\$2.9M</b>	Noelle / Gwen	<b>Motivated Seller.</b> Completed in 2007. Balinese style. High ceiling. Bright and spacious. Close proximity to Sembawang Shopping Centre/Sembawang MRT Station. Must view!
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CONDO/APARTMENTS/HDB FOR SALE

* Owner	*** Public Trustee	@ Liquidator	% Receiver's Sale	# Mortgagee's	***Estate's Sale	##Developer's				
S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
# 1	D04	<b>#09-72 REFLECTIONS @ KEPPEL BAY</b> 23 Keppel Bay Drive	99 wef 2006	Mid floor	3+1	1,389	<b>\$1.93M</b>		Teddy /Noelle	<b>BANK SALE</b> Superb layout. Unblock golf course view. Column free.
* 2	D04	<b>#29-xx REFLECTIONS @ KEPPEL BAY</b> 23 Keppel Bay Drive	99	High Floor	4	2,336	<b>\$4.4M</b>		Noelle	Premium stack on 29th floor with full seaview and golf course view. Only \$1800+ psf, negotiable
# 3	D08	<b>#03-03/#04-03 JOOL SUITES</b> 2 Sing Joo Walk	FH	High floor	2	624	<b>\$9XXK</b>		Tricia	<b>BANK SALE!</b> Centralised location. City Living. Minutes to Farrer Park MRT station. Malls nearby such as City Square, Mustafa and eateries within the vicinity. 2 units. Must Sell!
* 4	D09	<b>SAM KIANG MANSION</b> 23 Saint Thomas Walk	FH	High Floor		1,281	<b>\$2.2M</b>		Nigel	TOP 1999. Near Fort Canning Park & Mount Elizabeth Hospital. Minutes walk/drive to ACS, SMU etc.
* 5	D09	<b>SOPHIA RESIDENCE</b>	FH		3	1,432	<b>\$2.5M</b>		Paul	Minutes walk to Dhoby Ghaut MRT. Near For Canning Park, Plaza Singapura, Cathay, POMO. Available Immediately. Enclosed Kitchen.
* 6	D09	<b>#01 NASSIM PARK RESIDENCES</b>	FH	Ground floor	4	4,833	<b>\$15.XXM</b>		Sharon	Designer décor. With individual pool. 4 bedrooms converted to 3.
# 7	D10	<b>#12-03 The Trizon</b> 2 Ridgewood Close	FH	Mid floor	3	2,067	<b>\$3.05M</b>		Noelle / Tricia	<b>Mortgagee's Sale.</b> High ceiling in master bedroom. Few minutes drive away to Cold Storage Jelita, Holland Village, Dempsey Hill & Orchard Road shopping belt. Also close to Biopolis, Fusionopolis, Science Park. TOP 2012.
# 8	D12	<b>#28-02 ONE DUSUN RESIDENCES</b> 1 Jalan Dusun	FH	High Floor	3	1,097	<b>\$1.58M</b>		Noelle	<b>Mortgagee's Sale.</b> Conveniently located with abundance of amenities within the vicinity. PIE round the corner. With condo facilities.
* 9	D13	<b>#05-XX SENNETTE RESIDENCES</b> 31 Pheng Gek Avenue	99	Mid Floor	1 bdrm loft	915	<b>\$1.05M</b>		Tricia	Serious Seller! High ceiling @ living area. Possibility to create additional space. Bright unit. Potong Pasir MRT @ doorstep. Central location. Shops within the development. Must view!
* 10	D14	<b>#01-XX EUHABITAT</b> 208 Jalan Eunos	99 wef 2010	Ground floor	1	624	<b>\$720K</b>		Tricia	Tenanted at \$2000 p/mth till Feb 2018.
* 11	D15	<b>1 Rhu Cross #01-XX, COSTA RHU</b>	99	Ground floor	2 bdrm	1,745	<b>\$1.4xM</b>		Tricia	<b>OWNER'S AUCTION 20 SEP 2017</b> With private enclosed space. Good size. MRT / Kallang Lesuire Park. With condo facilities.
* 12	D15	<b>9 Rhu Cross #01-XX, COSTA RHU</b>	99	Ground floor	2 bdrm	1,560	<b>\$1.3xM</b>		Tricia	<b>OWNER'S AUCTION 20 SEP 2017</b> With private enclosed space. Good size. MRT / Kallang Lesuire Park. With condo facilities.
## 13	D15	<b>#05-06 THE CRISTALLO</b> 70 Lorong K Telok Kurau	FH	Penthouse	1 bdrm Penthouse	797	<b>\$980K</b>		Teddy	<b>OWNER'S AUCTION 20 SEP 2017</b> INTERIOR DESIGN UNIT. Brand New. Fully Furnished. 1km to Tao Nan. With condo facilities.
# 14	D15	<b>#02-09 PARC BLEU</b> 264 Joo Chiat Place	FH	Low floor	1 bdrm	462	<b>\$660K</b>		Tricia	<b>BANK SALE!</b> Good location near Eunos MRT Stn. With condo facilities. Tenanted at \$1,800 till Sep 2018.
# 15	D15	<b>#03-02 SUNNY PARC</b> 128 Lorong K Telok Kurau	FH	Low floor	1 Bdrm	700	<b>\$830K</b>		Noelle	<b>BANK SALE!</b> Cosy bachelor's pad. Good size 1+Srtudy. No Noon sun. Efficient layout. MRT/eateries.

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**CONDO/APARTMENTS/HDB FOR SALE**

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	\$PSF	Contact Person	Remarks
* 16	D16	<b>#08-XX BAYSHORE PARK</b> 64 Bayshore Road	99	High floor (Low rise Block)	4+1	3,531	<b>\$3.3M</b>		Tricia	<b>MOTIVATED SELLER!</b> Rarely available! Beautiful single level penthouse. Full sea & greenery view! Private foyer. Fairly good condition. Bright & Breezy. Many eateries near Bedok/East Coast Road. Stroll to East Coast park. Upcoming Bayshore MRT station.
* 17	D16	<b>#04-01 EAST WOOD CENTRE</b> 20 Eastwood Road	99 wef 1995	Duplex unit	3+ 1 + Roof Terr	2,927	<b>\$1.5xM</b>		Tricia	With roof terrace. Unblocked view! Expo Changi Business Hub Upcoming TE line (Sungei Bedok)
# 18	D17	<b>#10-13 MELVILLE PARK</b> 28 Simei Street 1	99	High Floor	3+1	1,410	<b>\$858K</b>		Tricia	<b>BANK SALE!</b> Good layout. Near amenities (Eastpoint/ Tampines Regional Centre / Expo) and many others. Intentional schools nearby. Simei MRT within reach.
# 19	D19	<b>#06-01 EVERGREEN PARK</b> 35 Hougang Avenue 7	99	Mid floor	3+1	1,173	<b>\$828K</b>		Teddy	<b>BANK SALE!</b> Perfect layout. Near amenities (Hougang Mall and Kovan Heartland Mall) and many others. North East Facing. River, Greenery and Pool View
# 20	D19	<b>#05-xx KOVAN GRANDEUR</b> 118 Tampines Road	99	Penthouse	3	1,389	<b>\$1.22M</b>		Noelle	<b>BANK SALE!</b> 2-level penthouse unit with roof terrace. 2 min drive to Kovan MRT and Heartland Mall.
# 21	D19	<b>#13-31 BARTLEY RESIDENCES</b> 5A Lorong How Sun	99 wef 2011		2	797	<b>\$1.03M</b>		Teddy	<b>BANK SALE!</b> Brand new , face green, unblock, near NEX mall, junction 8 , AMK Hub, Bartley MRT
# 22	D02	<b>#08-91 HDB 4-room "Model A"</b> 8 Cantonment Close	99 wef 2002	Mid floor	3	968	<b>\$700K</b>		Tricia	<b>BANK SALE !</b> Mid floor, excellent location near CBD. Corner unit. PR eligible, chinese quota filled.
* 23	D12	<b>#06-XXX HDB Executive Maisonette</b> 108 Jalan Rajah	99 wef 1984	High Floor	3	1,658	<b>\$858K</b>		Tricia	Move-in condition. Unblocked. Breezy. Amenities along Balestier Road within walking distance. Link Bridge to Toa Payoh. <b>Serious Seller!</b>
# 24	D14	<b>#16-409 HDB 3-room</b> 37 Circuit Road	99 wef 1972	High floor	2	624	<b>\$260K</b>		Noelle	<b>BANK SALE !</b> Mid floor, excellent location near CBD. Corner unit. PR eligible, chinese quota filled.
# 25	D19	<b>#02-32 HDB 5-room "Model</b> 290C COMPASSVALE CRESCENT	99 wef 2001	Low floor	3	1,184	<b>\$435K</b>		Noelle	<b>BANK SALE!</b> Move-in condition. Coffeeshop / amenities nearby. Greenery view. Within minutes to LRT.
# 26	D19	<b>#08-906 HDB 4-room "Model A"</b> 125 RIVERVALE STREET #08-906	99	High floor	3	1,076	<b>\$400K</b>		Teddy	<b>BANK SALE!</b> Coffeeshop / amenities nearby. With Playground, basketball court and park. Good Layout.
# 27	D20	<b>#12-49 HDB 4-room "Simplified"</b> 122 Bishan St 12	99 wef 1986	High floor	3	904	<b>\$525K</b>		Noelle	<b>BANK SALE !</b> Top floor, near Junction 8, Bishan MRT & amenities. Corridor unit. PR eligible, chinese quota filled.
# 28	D25	<b>#12-292 HDB 4-room "Model A"</b> Blk 878 Woodlands Avenue 9	99 wef 1996	High floor	3	1,130	<b>\$368K</b>		Tricia	<b>BANK SALE!</b> Good size. Spacious. High floor.
# 29	D25	<b>#02-171 HDB 4-room "Model A"</b> Blk 516 Woodlands Drive 14	99	Low Floor	3	1,152	<b>\$380K</b>		Tricia	<b>BANK SALE!</b> Corner. Near Woodlands Civic Centre
# 30	D25	<b>#06-413 HDB Executive Apartment (Jumbo)</b> 331 Woodlands Ave 1	99 wef 1995	Mid floor		1,894	<b>\$690K</b>			<b>BANK SALE!</b> New Listing.
# 31	D27	<b>#05-867 HDB 4-room</b> 170 Yishun Avenue 7	99	Mid floor	3	1,119	<b>\$348K</b>		Tricia	<b>BANK SALE!</b> Original condition.

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\* Owner's Sale # Mortgagee's Sale % Receiver's Sale @ Liquidator ##Developer's Sale

S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Fir Area (Approx sqft)	Guide Price	Contact Person	Remark
# 1	D01	#22-XX CHINATOWN POINT, 133 New Bridge Road	99yrs from 12/11/1980	Office unit	NIL	2,486sqft (231sqm)	<b>\$4.XM</b>	Tricia	<b>BANK SALE!</b> Corner unit. Corporate image. Superb location! MRT @ doorstep. Sell vacant/bare. "As-is-where-is" basis. GST is payable.
* 2	D01	HOTEL @ SERANGOON RD	Freehold	8 storey hotel with basement and shoplet on the ground floor		30,500sqft	<b>\$69M</b>	Sharon	Prominent frontage, close proximity to malls like City Square, Mustafa centre, Centrium Square, medical suites like Connexion and Farrer Square, near Farrer park MRT, white site at the rear may be put up for sale in the future, amalgamation of site may be possible, good potential
* 3	D01	#07 Oxley Tower, 138 Robinson Road	Freehold	Brand new office		1,345	\$4.05M/\$2999osf	Sharon	Shop cum office development, Just TOP, within CBD, near MRT,
* 4	D03	#02-XX CONCORDE HOTEL SHOPPING CENTRE 317 Outram Road	99 yrs wef 16/6/1980	Shop Space	Tenanted	301	\$4xxK	Tricia	Tenanted at \$2100 per month till June 2017. Motivated Seller!
* 5	D03	#01-17 Alexis @ Alexandra 354 Alexandra Road	FH	Retail Shop		1475	\$5.98M	Noelle	Good frontage, face main road, near Queenstown MRT & IKEA. GST Payable.
* 6	D07	#06-xx Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	Yes	1356	<b>\$2.99 m</b>	Sharon	No GST. Next to Rochor MRT Station, about \$2300 psf.
# 7	D07	#04-09 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	387	<b>VTO</b>	Noelle	<b>Bank's Sale.</b> Full glass door, carpeted, window with external view. Next to Rochor MRT Station.
# 8	D07	#03-06 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	409	<b>VTO</b>	Tricia	<b>BANK SALE.</b> Full glass door, carpeted, window with external view. Next to Rochor MRT Station. GST applies.
# 9	D07	#01-29 Sim Lim Square 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	420	\$1.8M	Noelle	<b>Bank's Sale.</b> Ground floor, next to Rochor MRT Station.
* 10	D07	B1-XX, HIGH STREET CENTRE 1 North Bridge Road	99 yrs wef 2/6/1969	Shop Space	NIL	990	\$1.xM	Tricia	Motivated Seller! Corner unit. Superb location! MRT. GST is payable. All genuine offers consider.
* 11	D07	B1-XX, HIGH STREET CENTRE 1 North Bridge Road	99 yrs wef 2/6/1969	Shop Space	Tenanted	323	\$4xxK	Tricia	Motivated Seller! Tenanted at \$1200 per month. Near passenger's lifts. Superb location! MRT. GST is payable.
* 12	D08	#1X-XX, SIM LIM TOWER 10 Jalan Besar	Freehold	Office Space	NIL	592	\$1.xM	Tricia	Motivated Seller! Superb location! Future MRT. GST is payable
# 13	D08	4xx Serangoon Road	FH	Part 2-storey / 4-storey shophouse	NIL	1,520sqft	\$5.7M	Tricia	<b>BANK SALE !</b> Beside Coffee Shop / Minutes to Farrer Park MRT
* 14	D09	#01-04 LOFT @ NATHAN 428 River Valley Road	FH	Retail Shop	NIL	592	\$26xxpsf	Tricia	<b>MOTIVATED SELLER!</b> Face River Valley Road. With toilet. No GST payable. URA approved for Light F & B till 24 October 2018.

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S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Fir Area (Approx sqft)	Guide Price	Contact Person	Remark
# 15	D12	209B Lavender Street	999 Years wef 1958	Office	NIL	956	\$990K	Noelle	<b>Bank's Sale.</b> Walk Up office unit. Along lavender street, near the junction of Jalan Besar & Bendemeer Road. Near Bendemeer MRT & Boon Keng MRT. Parking available along the road. Close proximity to City Square Mall.
* 16	D12	125 Lorong 2 Toa Payoh #01-XXX	Leasehold 75yrs wef 1994	2-storey HDB shop with Living Quarter	NIL	1,302 sqft	\$1.95M	Noelle	Next to coffeshop within a neighbourhood centre. Heavy human traffic. Ample parkings. Near Braddell MRT Station. Tenanted. GST is not payable.
# 17	D14	#02-22 MILLAGE 55 Changi Road	Freehold	Retail Space	NIL	129	\$550K	Tricia	<b>BANK SALE!</b> Mixed development (Commercial/Residential). Central location. Retail shop unit suits service trades. Must Sell! Must Sell!
* 18	D14	56 LORONG 6 GEYLANG	FH	2-storey inter shophouse	nil	Land approx 2068sqft Fir approx 2992sqft	\$2.8M	Tricia	<b>OWNER'S SALE</b> Master Plan 2014: Commercial /Institution. Serious Seller! Valuation \$2.9M. Sell below valuation. No GST is payable.
* 19	D15	250/A/B GEYLANG ROAD	FH	3 Storey shophouse	Tenanted	1066 /657/657	\$4M	Sharon	rd floor shop/ upp floors used as residential near lorong 12, tenanted Master Plan 2014: Commercial
# 20	D16	#01-43 East Village 430 Upper Changi Road	FH	Retail Space	NIL	366	\$1.38M	Noelle	<b>Bank's Sale.</b> #01. Suits F&B/ Retail. Located along the walkway towards the supermarket.
# 21	D19	#01-04 KENSINGTON SQUARE 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$980K	Tricia	<b>BANK SALE!</b> Brand New! Gaint Supermarket/ restaurant within the development. Mixed development (Commercial/Residential). Primarily residential estate. Retail shop unit suits service trades/showroom, fronting road/ carpark entrance. Must Sell!
# 22	D20	#B1-11 Thomson V Two 11 Sin Ming Road	Freehold	Retail Space	NIL	409	\$760K	Tricia	Near Marymount MRT station. Good location. Suits service trades. Must Sell!
* 23	D22	262 JURONG EAST STREET 24 #01-XXX	Leasehold 88yrs wef 01/07/1994	2-storey HDB shop with Living Quarter	Yes	3,681sqft (excl 1,200sqft approx , ORA)	\$4.88M	Tricia	<b>AUCTION 20 SEPTEMBER 2017.</b> Corner. Tenanted @ \$15.2k p/month from 1 Jun 2017 (3yrs + 3 yrs) to a restuarant. Ample parkings. Up & coming URA masterplan - Jurong East, together with Jurong Lake, offers an exciting opportunity to be developed into the biggest lakeside destination for business and leisure. The two areas are jointly known as the Jurong Lake District.

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COMMERCIAL PROPERTIES FOR SALE

\* Owner's Sale # Mortgagee's Sale % Receiver's Sale @ Liquidator ##Developer's Sale

S/NO	District	Description	Tenure	Property Type	Tenancy	Land/Fir Area (Approx sqft)	Guide Price	Contact Person	Remark
* 24	D22	#08-XX Vision Exchange 2 Venture Drive	99 yrs wef 2013	Office Space	NIL	517	\$1.32M	Noelle	2 office units side by side. Near Lift lobby/sky terrace. Can be sold jointly/separately. Jurong East, together with Jurong Lake, offers an exciting opportunity to be developed into the biggest lakeside destination for business and leisure. The two areas are jointly known as the Jurong Lake District.
* 25	D25	239 YISHUN RING ROAD #01-xxxx	89 yrs wef 1/ 8/1995	HDB shophouse	Yes	1647 (775/872sf)	<b>AUCTION</b>	Tricia	<b>AUCTION 20 SEP 2017</b> 1st storey tenanted to 24hr coin-operated laundromat @ \$6k till 6/2019. 2nd storey tenanted to tuition centre @ \$3.7k till Oct 2019. Non GST. 24 hour NTUC within the same block. Minutes to Junction 9

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Private Treaty for Month of SEPTEMBER 2017: INDUSTRIAL

Salespersons to contact:

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(SL) Sharon Lee, CEA R027845B, 6228 6891 / 9686 4449  
(NT) Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

(GL) Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
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INDUSTRIAL PROPERTIES FOR SALE

\* Owner \*\* Trustee @ Liquidator % Receiver's Sale # Mortgagee's \*\*\*Estate's Sale ##Developer's

S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Land/Fir Area(sqft)	Guide Asking	\$PSF	Contact Person	Remark
* 1	D03	#09-27/28 Apex @ Henderson 201 Henderson Road	FH	B1 usage		3,165			Noelle	Light Industrial. Central location! Minutes to MRT/ amenities. GST is not payable. Tenanted til 2019.
# 2	D05	#06-27 PANTECH BUSINESS HUB 194 Pandan Loop	99yrs from 27/01/1984	B2 factory		2,110	\$750K		Tricia	<b>BANK SALE!</b> Regular size. Corner unit. Bright. Water point within the unit. Must Sell!
* 3	D14	#01-56 PAYA UBI INDUSTRIAL PARK 53 Ubi Ave 1	60 yrs wef March 1997	B1 Factory		6,760	\$2.01M		Noelle	Corner unit. 2-sty with basement and pte lift. Bright & airy with good frontage. No GST payable
* 4	D14	ATRIX (off alunied )	FH	B1 Factory		1400-1700 sf	\$815 psf		Sharon	4 units ramp up factory on the 2/3rd storey / walkway to Paya Lebar MRT/ well renovated . > 3 % yield.
* 5	D14	#01-BARTLEY BIZ CTE	30 yrs wef 2011	B2 Factory	Yes	4,811	\$1.6 M		Sharon	3 storey B2 factory. Currently tenanted . Ideal for car workshop, carpentry, engineering etc. Walking distance to Kaki Bukit MRT. Good corp image.
# 6	D17	2-storey intermediate JTC factory @ 3 LOYANG WALK (LOYANG INDUSTRIAL ESTATE)	30 yrs wef 01/02/1996 + 26 yrs	B2 Factory	NIL	13,923sqft / 10,093sqft	\$4.XM		Tricia	<b>BANK SALE!</b> Current set up as ancillary office / production / warehouse. Own carparks / loading & unloading. Land rent payable. GST payable. Sell vacant/bare, "As-is-where-is" basis. Sale is subjected to JTC's approval.
@ 7	D17	3 LOYANG WAY 1 (LOYANG INDUSTRIAL ESTATE)	30 yrs + 27 yrs wef 1994	B2 Factory	NIL	41,705/50,213	\$8.XM		Tricia/Sharon	<b>LIQUIDATOR'S SALE</b> Part front 4-storey JTC purpose-built / rear 1-storey with mezzanine factory. Dual frontage for private vehicles, loading/unloading. Passenger /cargo lifts accessible to every floor. Toilets on very floor. 3rd level & partial Part 1 tenanted till July 2017. GST payable. Sell "As-is" basis.
* 8	D20	#05-XX Sing Industrial Complex 32 Ang Mo Kio Industrial Park 2	60 years leasehold wef	B2 factory	NIL	1,712	\$500K		Sharon / Noelle	Motivated seller. Fitted. Conveniently located. Attractive rental yield.
* 9	D22	TUAS LINK 1	30yrs +30yrs wef Dec93	Corner B2 JTC detached factory		53,852/38,980	\$10.XM		Sharon	B2 dual frontage factory.walk to Tuas west Rd MRT . Current 0.72 with allocable plot ratio of 1.4.
* 10	D22	7 SOON LEE STREET, #03-XX, ISPACE	30 years from 05/03/2012	B2 Factory	NIL	1,938	VTO		Tricia	<b>MOTIVATED SELLER!</b> Ramp up factory. Primarily Industrial Estate. Dual Access. Corner unit. Floor loading 12.5KN/m2, Ceiling height 6m. GST is payable.
# 11	D22	6 TUAS SOUTH STREET 10	Leasehold 22yrs 10 mths from 1/2/2013	B2 Factory	Brand New	10,000sqm/8,254 sqm	VTO		Tricia	<b>BANK SALE</b> Single/part 2-sty warehouse with a 3-sty annex ancillary office block, a rear 3-sty training block with open yard on 1st sty & a 3-sty ancillary workers' dormitory for 48pax. TOP soon. GST payable. Sell "As-is" basis.
* 12	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	4,940	\$700K nego		Tricia	<b>MUST SELL!</b> Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
# 13	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX (2 units, side by side)	30 years wef 15/2/2008	B2 Factory	NIL	5,834 X 2 units	View to offer		Tricia	<b>BANK SALE!</b> Rare! 2 units, side by side. Strata B2 factory. Easy loading/unloading. High Ceiling. Dual access. GST payable. Sell vacant/bare, "As-is-where-is" basis.
* 14	D22	TUAS VIEW CLOSE "Tradelink Place" (off South Ave 3 & 8)	60 yrs wef July 96	2 sty det B2 factory		13,485	\$5.18M		Sharon	No annual rent payable, no investment criteria ,plot ratio 2.5 for future expansion, wide frontage
# 15	D22	#03-12 & 04-07, T99 9 Tuas South Avenue 10	30 years wef 2013	B2 Factory	NIL	2,648/7,664	\$1.025M / \$1.78M		Tricia	<b>BANK SALE!</b> Ramp up. Just TOP! New! Coffeeshop within the development. Carpark @ door step, easy loading/unloading. Sell vacant.
# 16	D25	#05-16, E9 PREMIUM 61 Woodlands Industrial Park E9	Leasehold 30 years	B2 Factory		1,765	\$610K		Tricia	<b>BANK SALE!</b> Ramp up. Corner unit. Next to cargo lifts/ passenger lifts. 20/40 footer accessibility. Canteen on 1st level.
* 17	D25	#04-01, HIANGKIE INDUSTRIAL BUILDING IV 27 Woodlands Industrial Park E1	60yrs wef 1995	B2 Factory	NIL	3,434	\$828K		Noelle	<b>Must Sell!</b> B2 strata factory, corner unit in front of cargo lifts, 2 entrances, food court downstairs. Bal 38yrs. No GST

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**INDUSTRIAL PROPERTIES FOR SALE**

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S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Land/Fir Area(sqft)	Guide Asking	\$PSF	Contact Person	Remark
* 18	D27	#04-10, North View Bizhub 6 Yishun Industrial Street 1	30yrs wef 2012	B1 Factory	NIL	1,800	\$450K		Noelle	<b>Must Sell!</b> Ramp Up B1 Factory with parking lots in front of doorstep for loading convenience. Wide driveway of up to 9m and broad ramp width of up to 12m. Near Yishun MRT Station. Vacant possession. GST applies.

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