

# Auction Private Treaty.



## DECEMBER 2017: RESIDENTIAL

### Salespersons to contact:

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

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

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

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### LANDED PROPERTIES FOR SALE

S/no	District	Street Name	Tenure	Property Type	Rooms	Land/Built Area (sqft)	Guide Price	Contact Person	Remarks
# 1	D10	5 BELMONT ROAD	FH	2 storey detached bungalow plus pool		16,327sf / 11502sf	\$2x M	Sharon / Noelle / Teddy	<b>MORTGAGEE SALE</b> Good condition. Walking distance to Holland village MRT/Holland village.
## 2	D11	Berrima Road	FH	Brand new 2 sty detached with basement & pool		1	\$12.8 M	Sharon	<b>DEVELOPER SALE</b> Brand new 5 bedroom with lift and pool ,near stevens MRT, SCGS
* 3	D11	RAFFLES PARK	FH	Single storey detached house	4	10,000	\$15 M	Sharon	<b>OWNER SALE</b> Tenanted for 2 years till Dec 2019
# 4	D14	252 Jalan Eunus EuHabitat	99 wef 2010	Townhouse	4	3,380	\$3.15M	Noelle	<b>MORTGAGEE SALE</b> Brand new 4brm townhouse with direct pool access, private parking space at basement & roof terrace with jacuzzi.
# 5	D14	274 Jalan Eunus EuHabitat	99 wef 2010	Townhouse	4	3,380	\$3.28M	Noelle	<b>MORTGAGEE SALE</b> Brand new 4brm townhouse with direct pool access, private parking space at basement & roof terrace with jacuzzi.
* 6	D15	ERNANI STREET, OPERA ESTATE	FH	2.5 Storey Intermediate	6+1	Land approx 1,600sqft	\$3.XXM	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.
* 7	D16	5A JALAN HAJI SALAM	FH	2 Storey Detached (3 keys)	10 rooms	9,718	\$8.48m	Sharon	Triple key. Ideal for 3 families. Near Future MRT. Walking distance to Eastwood Centre, Food Centre/Tanah Merah MRT. Long driveway..
* 8	D16	SEMI DETACHED @ KEW CRESCENT	99yrs from 02/1994	3-storey semi-detached	7 rms	Approx 4,652sqft/3900sqft	\$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.
# 9	D17	36 FLORA DRIVE #03-36, PALM ISLES	99yrs	3-storey clustered house with basement	5rm	3755sqft	\$2.6M	Tricia	<b>MORTGAGEE 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.
# 10	D17	4X TOH CRESCENT	FH	2-storey detached house with basement & roof terrace	4+1	6,537sqft	\$5.xM	Tricia	<b>MORTGAGEE SALE!</b> Regular Plot. Good frontage, approx 18m by 34m. Can park 3-4 cars. East facing. 4 bedrooms, ensuites. Bright. Modern design. Overseas Family School & other International Schools are all nearby.
* 11	D17	PASIR RIS AVENUE	99yrs wef 1978	2 storey Detached	3+1	8,011 sqft / 3,843sqft	\$4.28M	Gwen / Teddy	Giant Mega Mart/ Elias Mall/ Mega Courts / Overseas Family School & other International Schools are all nearby.
# 12	D21	83C HUA GUAN AVENUE	999 wef 1879	2 storey cluster bungalow with attic+basement	4+1	4,219sqft (strata)	\$2.98M	Noelle / Tricia	<b>MORTGAGEE SALE.</b> Cluster bungalow, only \$706psf in Bukit Timah area. Private swimming pool and 2 private car park lots. 4+1br (3 ensuite)
# 13	D27	27 KERONG LANE	99 Years wef 07/2008	3 storey Intermediate terrace house		1,787 / 4,467	\$2.13M	Noelle / Gwen	<b>MORTGAGEE SALE</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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### 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	Contact Person	Remarks	
#	14	D27 55 INGGU ROAD	99 Years wef 01/2011	3 storey Intermediate terrace house		1,656 / 4,576	\$2.035M	Noelle / Gwen	<b>MORTGAGEE SALE</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.	
*	15	D28 JALAN KAYU	999 YRS	2 storey corner terrace house	4	2806	\$2.6M	Teddy	<b>MOTIVATED SELLER!</b> Very Quiet and Tranquil Estate. Elevated Land. Nice front garden space. Parking of 3 to 4 cars. 999 leasehold corner terrace. Original condition. Suitable for A n A works or reconstruction. Squarish land and wide frontage. Dry and wet kitchen. 2 storey with 4 bedroom and 2 living room. Easy access to CTE/TPE. Walking distance to Seletar Mall, Greenwich V and Jalan Kayu. Located in Seletar Aviation hub.	

### 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	Contact Person	Remarks	
*	1	D04 #29-xx REFLECTIONS @ KEPPEL BAY 23 Keppel Bay Drive	99	High Floor	4	2,336	\$4.4M	Noelle	Premium stack on 29th floor with full seaweave and golf course view. Only \$1800+ psf, negotiable	
#	2	D08 #03-03 JOOL SUITES 2 Sing Joo Walk	FH	High floor	2	624	\$900K	Tricia	<b>MORTGAGEE 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!	
*	3	D09 #01 NASSIM PARK RESIDENCES	FH	Ground floor	4	4,833	\$15.XXM	Sharon	Designer décor. With individual pool. 4 bedrooms converted to 3.	
#	4	D09 MOUNT ELIZABETH RHAPSODY ON MOUNT ELIZABETH	FH	Penthouse	4	2,540	\$4.3M	Sharon/Teddy	<b>MORTGAGEE SALE.</b> 4Bedroom penthouse. Duplex. Close proximity to Paragon, Orchard MRT Station, Somerset MRT Station and CTE.	
#	5	D10 #20-01 Studio 3 28 Shanghai Road	FH	Penthouse	2	1,528	\$2.035M	Noelle / Gwen	<b>MORTGAGEE SALE.</b> 3 Bedroom penthouse. Duplex. Close proximity to Orchard shopping belt, Great World MRT Station (u/c), Valley Point, Great World City.	
*	6	D11 6 SINARAN DRIVE, SOLEIL @ SINARAN	99	High Floor	2	1,453	\$2.7M	Tricia	Loft unit. Unobstructed Skyline/ City View! Tastefully renovated. Designer décor. East facing. MRT/amenities @ doorstep. Superb Location!	
*	7	D13 #05-XX SENNETT RESIDENCES 31 Pheng Gek Avenue	99	Mid Floor	1 bdrm loft	915	\$1.2M	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!	
*	8	D14 #01-XX EUHABITAT 208 Jalan Eunus	99 wef 2010	Ground floor	1	624	\$720K	Tricia	Tenanted at \$2000 p/mth till Feb 2018.	
##	9	D15 #05-06 THE CRISTALLO 70 Lorong K Telok Kurau	FH	Penthouse	1 bdrm Penthouse	797	\$9XXK	Teddy	INTERIOR DESIGN SHOWFLAT UNIT. Brand New. Fully Furnished. 1km to Tao Nan. With condo facilities.	

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	Contact Person	Remarks	
#	10	D15	#03-02 SUNNY PARC 128 Lorong K Telok Kurau	FH	Low floor	1 Bdrm	700	\$800K	Noelle	<b>MORTGAGEE SALE!</b> Cosy bachelor's pad. Good size 1+Srtudy. No Noon sun. Efficient layout. MRT/eateries.
#	11	D15	#02-09 PARC BLEU 264 Joo Chiat Place	FH	Low floor	1 bdrm	462	\$660K	Tricia	<b>MORTGAGEE SALE!</b> Good location near Eunos MRT Stn. With condo facilities. Tenanted at \$1,800 till Sep 2018.
#	12	D15	#12-01 The Silver Fir 9 Butterworth Lane	FH	Penthouse	3	1,464	<b>Tender Closing 7 Dec, 3pm</b>	Noelle / Tricia	<b>MORTGAGEE SALE.</b> 3 Bedroom penthouse. Duplex. Close proximity to OneKM, Singapore Post Centre & Paya Lebar MRT Station and PIE.
#	13	D19	#05-xx KOVAN GRANDEUR 118 Tampines Road	99 wef 2010	Penthouse	3	1,389	\$1.22M	Noelle	<b>MORTGAGEE SALE!</b> 2-level penthouse unit with roof terrace. 2 min drive to Kovan MRT and Heartland Mall.
*	14	D12	#06-XXX HDB Executive Maisonette 108 Jalan Rajah	99 wef 1984	High Floor	3	1,658	\$850K	Tricia	Move-in condition. Unblocked. Breezy. Amenities along Balestier Road within walking distance. Link Bridge to Toa Payoh. <b>Serious Seller!</b>
#	15	D16	#02-327 HDB 5-room 111 Bedok North Road	99	Low floor	3	1,259	\$485K	Noelle	<b>MORTGAGEE SALE!</b> New Listing.
#	16	D19	#02-32 HDB 5-room 290C Compassvale Crescent	99 wef 2001	Low floor	3	1,184	\$410K	Noelle	<b>MORTGAGEE SALE!</b> Move-in condition. Coffeeshop / amenities nearby. Greenery view. Within minutes to LRT.
#	17	D19	#03-41 HDB 5-room Improved 113 Rivervale Walk	99 wef 1998	Low floor	3	1,313	\$460K	Noelle	<b>MORTGAGEE SALE!</b> Move-in condition. Next to Mall/LRT.
#	18	D19	#08-906 HDB 4-room 125 RIVERVALE STREET		High Floor	3	1,076	\$390K	Noelle	<b>MORTGAGEE SALE!</b> Original Condition
#	19	D20	#12-1094 HDB 3-room (New Generation) 463 Ang Mo Kio Avenue 10	99	High Floor	2	731	\$331K	Noelle	<b>MORTGAGEE SALE!</b> Close to hawker/wet market/bus stop.
#	20	D20	#12-49 HDB 4-room "Simplified" 122 Bishan St 12	99 wef 1986	High floor	3	904	\$525K	Noelle	<b>MORTGAGEE SALE !</b> Top floor, near Junction 8, Bishan MRT & amenities. Corridor unit. PR eligible, chinese quota filled.
#	21	D25	#11-221 HDB 4-room 26 MARSILING DRIVE	99	High floor	3	990	\$320K	Noelle	<b>MORTGAGEE SALE!</b> New Listing. 4rm HDB. High floor. Only Malay/Chinese eligible.
#	22	D25	#02-171 HDB 4-room 516 Woodlands Drive 14	99	Low floor	3	1,152	\$380K	Tricia	<b>MORTGAGEE SALE!</b> 4rm HDB. Low Floor. Minutes to Causeway Point/Woodlands Civic Centre / MRT
#	23	D25	#07-12 HDB 3-room 310 Woodlands Street 31	99	Mid Floor	2	786	\$308K	Tricia	<b>MORTGAGEE SALE!</b> 3rm HDB. Minutes to Admiralty MRT Station. Wet market / shops/supermarkets/ Polyclinic are nearby. Good location!
#	24	D25	#02-174 HDB 4-room "Model A" Blk 714 Woodlands Drive 70	99 wef 1997	Low Floor	3	1,087	\$340K	Tricia	<b>MORTGAGEE SALE!</b> Near Admiralty MRT. Must Sell!
#	25	D25	#06-413 HDB Executive Apartment (Jumbo) 331 Woodlands Ave 1	99 wef 1994	Mid floor		1,894	\$690K	Tricia	<b>MORTGAGEE SALE!</b> Original Condition

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S/no	District	Street Name	Tenure	Type/ Floor	Rooms	Floor Area (sqft)	Guide Price	Contact Person	Remarks	
# 26	D27	#08-424 HDB 3-room (New Generation) 739 Yishun Avenue 5	99	High Floor	2	721	\$3XXK	Tricia	<b>MORTGAGEE SALE!</b> New Listing. 3NG Model. Simple. All races	
# 27	D27	#08-204 HDB 3-room (New Generation) 160 Yishun Street 11	99 wef 1985	High Floor	2	721	\$295K	Tricia	<b>MORTGAGEE SALE!</b> New Listing. 3NG Model. Move in. Bright. Northpoint/MRT. All races	
# 28	D27	#05-867 HDB 4-room 170 Yishun Avenue 7	99	Mid floor	3	1,119	\$348K	Tricia	<b>MORTGAGEE SALE!</b> Original condition.	
# 29	D27	#02-523 HDB 3-room 226 YISHUN STREET 21	99	Low floor	2	721	\$295K	Noelle	<b>MORTGAGEE SALE!</b> Original condition.	

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## DECEMBER 2017: INDUSTRIAL

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S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Land/Fir Area(sqft)	Guide Asking	\$PSF	Contact Person	Remark
# 1	D14	17X SHUN LI INDUSTRIAL PARK 61 Kaki Bukit Ave 1	60 yrs wef 30/10/1996	Factory/ Workshop (B2)		8,891			Tricia	<b>MORTGAGEE SALE</b> 4-storey intermediate terrace factory with roof terrace. Private lift, access to every floor. Own parking. Easy loading/unloading. Coffeeshops within the development and nearby buildings. Walking distance to Kaki Bukit MRT. Suits many trades such as warehousing/logistic/engineering/hardware/tyre shops, etc
* 2	D14	ATRIX (off aljunied )	FH	B1 Factory		1400-1700 sf	\$815sf		Sharon	4 units ramp up factory on the 2/3rd storey / walkway to Paya Lebar MRT/ well renovated . > 3 % yield.
* 3	D14	#01-XX BARTLEY BIZ CENTRE 15 Kaki Bukit Road	30 yrs wef 2011	B2 Factory	Yes	4,758	\$1.3XM		Tricia	<b>AUCTION 15 DECEMBER 2017</b> 3 storey B2 factory. Currently tenanted . Ideal for car workshop, carpentry, engineering etc. Walking distance to Kaki Bukit MRT. Good corp image. Serious Seller!
* 4	D14	#01-BARTLEY BIZ CTE	30 yrs wef 2011	B2 Factory	Yes	4,811	\$1.6 M		Sharon	3 storey B2 factory. Currently tenanted 6.5K Ideal for car workshop, carpentry, engineering etc. Walking distance to Kaki Bukit MRT. Good corp image.
* 5	D14	#05-03/04 EXCALIBUR CENTRE 71 Ubi Cres	60 years leasehold wef 05/07/1997	B1 Factory	NIL	5,102	VTO	\$450	Noelle / Tricia	Near Ubi MRT Stn. Convenient location. Column free. Ample parking lots. GST is payable. Selling vacant possession.
* 6	D14	#05-07 EXCALIBUR CENTRE 71 Ubi Cres	60 years leasehold wef 05/07/1997	B1 Factory	NIL	2,572	VTO	\$450	Noelle / Tricia	
# 7	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	\$3M		Tricia	<b>MORTGAGEE 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.
@ 8	D17	3 LOYANG WAY 1 (LOYANG INDUSTRIAL ESTATE)	30 yrs + 27 yrs wef 1994	JTC Purposed Built "B2" Factory	NIL	41,705/50,213	\$7M		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, subject to JTC's Approval.
% 9	D22	TUAS WEST AVENUE	30 yrs FROM 1997 + 28 yrs	JTC "B2" Factory	NIL	43,069/55,152	\$7.XM		Tricia	<b>RECEIVER'S SALE</b> JTC purpose-built. Existing set-up ancillary office/ production/ warehousing. Corporate image. Own parkings for private vehicles, loading/unloading. Passenger /cargo lifts accessible to every floor. MRT is nearby. GST payable. Sell "As-is" basis, subject to JTC's approval.
* 10	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.
* 11	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.
# 12	D22	ACE @ BUROH 2 Buroh Crescent #09-02	30 years wef 22/7/2013	B2 Ramp up	NIL	3,477	\$7xxK		Tricia	<b>MORTGAGEE SALE</b> Strata B2 ramp up factory. Corporate image. Joo Koon vicinity. Pioneer MRT. Selling "As-is" basis. GST payable.
# 13	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>MORTGAGEE 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.

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S/NO	District	Project/Street Name	Tenure	Property Type	Tenancy	Land/Fir Area(sqft)	Guide Asking	\$PSF	Contact Person	Remark
* 14	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	4,940	\$699K		Tricia	<b>MUST SELL!</b> Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
# 15	D22	TUAS LOT 50 Tuas Avenue 11 #01-XX	30 years wef 15/2/2008	B2 Factory	NIL	5,830	VTO		Tricia	<b>MORTGAGEE SALE!</b> Strata B2 factory. Easy loading/unloading. Approx 8.8m ceiling height. Dual access. Selling "As-is" basis. GST payable.
* 16	D22	TUAS LOT 50 Tuas Avenue 11 #03-XX	30 years wef 15/2/2008	B2 Factory	NIL	2,743	\$4xxK		Tricia	<b>AUCTION 15 DECEMBER 2017</b> Strata B2 factory. Easy loading/unloading. Approx 7M ceiling height. Corner unit. Ample parkings. 8 minute to Tuas Crescent MRT station. Newly fitted office at mezzanine level. Selling "As-is" basis. GST payable.
* 17	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
* 18	D23	#07-XX, Enterprise Centre 20 Bukit Batok Crescent	60 years wef 13/3/1997	B1 Factory	NIL	3,853	\$1.0XM		Tricia	<b>MOTIVATED SELLER!</b> Ramp up, corner unit. 2 carpark lots & 1 container lot for easy loading/unloading. With toilets. Sell with tenancy till March 2019.
# 19	D22	#04-07, T99 9 Tuas South Avenue 10	30 years wef 2013	B2 Factory	NIL	7,664	\$1.63M		Tricia	<b>MORTGAGEE SALE!</b> Ramp up. Just TOP! New! Coffeeshop within the development. Carpark @ door step, easy loading/unloading. Sell vacant.
# 20	D25	#05-16, E9 PREMIUM 61 Woodlands Industrial Park E9	Leasehold 30 years	B2 Factory		1,765	\$568K		Tricia	<b>MORTGAGEE SALE!</b> Ramp up. Corner unit. Next to cargo lifts/ passenger lifts. 20/40 footer accessibility. Canteen on 1st level.
# 21	D25	WOODLANDS HORIZON #08-03 31 WOODLANDS CLOSE	Leasehold 60 years from 29/02/2012	B1 Factory		1,711	VTO		Noelle	<b>MORTGAGEE SALE</b> Strata B1 ramp up factory. Direct loading and unloading. Easily accessible and strategically located within a thriving industrial hub. The amenities available via Causeway Point and Woodlands Civic Centre.
# 22	D25	MANDAI CONNECTION 7 Mandai Link #05-29	Leasehold 30 Years wef 2012	B2 Factory /Workshop		1,711	\$475K		Noelle	<b>MORTGAGEE SALE</b> New Listing
* 23	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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## DECEMBER 2017: COMMERCIAL

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Noelle Tan, CEA R047713G, 6228 7380 / 9766 7797

Gwen Lim, CEA R027862B, 6228 7331 / 9199 2377  
Teddy Ng, CEA R006630G, 6228 7326 / 9030 4603  
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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
* 1	D01	<b>HOTEL @ SERANGOON RD</b>	Freehold	8 storey hotel with basement and shoplet on the ground floor		30,500sqft	<b>\$75M</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
* 2	D01	<b>GSH Plaza</b> , Cecil street	99 years	Brand new office		517 sf	\$1.35 M	Sharon	Shop cum office development, Just TOP, within CBD, near MRT, \$2611 psf
* 3	D07	<b>#06-xx Sim Lim Square</b> 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.
# 4	D07	<b>#04-09 Sim Lim Square</b> 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	387	<b>VTO</b>	Noelle	<b>MORTGAGEE SALE</b> Full glass door, carpeted, window with external view. Next to Rochor MRT Station.
# 5	D07	<b>#03-06 Sim Lim Square</b> 1 Rochor Canal Rd	99 yrs wef 1983	Retail Space	NIL	409	<b>VTO</b>	Tricia	<b>MORTGAGEE SALE.</b> Full glass door, carpeted, window with external view. Next to Rochor MRT Station. GST applies.
* 6	D07	<b>B1-XX, HIGH STREET CENTRE</b> 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.
* 7	D07	<b>B1-XX, HIGH STREET CENTRE</b> 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.
* 8	D08	<b>#1X-XX, SIM LIM TOWER</b> 10 Jalan Besar	Freehold	Office Space	NIL	592	\$1.xM	Tricia	Motivated Seller! Superb location! Future MRT. GST is payable
# 9	D08	<b>4xx Serangoon Road</b>	FH	Part 2-storey / 4-storey shophouse	NIL	1,520sqft	\$5.7M	Tricia	<b>MORTGAGEE SALE!</b> Beside Coffee Shop / Minutes to Farrer Park MRT
* 10	D12	<b>125 Lorong 2 Toa Payoh #01-XXX</b>	Leasehold 75yrs wef 1994	2-storey HDB shop with Living Quarter	NIL	1,302	\$1.95M	Noelle	Next to coffeeshop within a neighbourhood centre. Heavy human traffic. Ample parkings. Near Braddell MRT Station. Tenanted. GST is not payable.
# 11	D14	<b>#02-22 MILLAGE</b> 55 Changi Road	Freehold	Retail Space	NIL	129	\$510K	Tricia	<b>MORTGAGEE SALE!</b> Mixed development (Commercial/Residential). Central location. Retail shop unit suits service trades. Must Sell! Must Sell!
* 12	D14	<b>56 LORONG 6 GEYLANG</b>	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.
* 13	D14	<b>2xx GEYLANG ROAD</b>	FH	3 Storey shophouse	Tenanted 11.2K	1066 /657/657	\$3.9M	Sharon	Ground floor shop/ upp floors used as residential near lorong 12, tenanted Master Plan 2014: Commercial

# Auction Private Treaty.



## DECEMBER 2017: COMMERCIAL

### Salespersons to contact:

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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
* 14	D15	<b>KATONG PLAZA 1 Brooke Rd</b>	999	Retail Space		355	\$1.05 M/1500pm	Sharon	<b>OWNER'S SALE</b> near escalator , enbloc potential, ideal for tuition ctr , maid agency , GST is payable.
# 15	D16	<b>#01-43 East Village</b> 430 Upper Changi Road	FH	Retail Space	NIL	366	\$1.38M	Noelle	<b>Mortgagee Sale.</b> #01. Suits F&B/ Retail. Located along the walkway towards the supermarket.
# 16	D19	<b>#01-04 KENSINGTON SQUARE</b> 2 Jalan Lokam	Freehold	Retail Space	NIL	237	\$9XXK	Tricia	<b>Mortgagee 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!
* 17	D20	<b>304 AMK AVE 1</b>	leasehold 85 years wef 1993	HDB shophouse	Yes	1517	\$2.xM	Sharon	<b>OWNER'S SALE</b> Tenanted @ 6 K till Dec 2019. GST is payable.
* 18	D22	<b>262 JURONG EAST STREET 24 #01-XXX</b>	Leasehold 88yrs wef 01/07/1994	2-storey HDB shop with Living Quarter	Yes	3,681sqft (excl 1,200sqft approx , ORA)	\$4.XXM	Tricia	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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