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Focus in :

- Infant & ChildCare
- Kindergarten
- Student Care
- Tuition & Enrichment
- Franchise
- Linguistics / Others
- Sub Lease (Premises / Classrooms)
- Premise Only



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Learning Centres

Dear Valued Clients,

Below are a list of past year transacted centres for your reference.

Thank you.

Infant & ChildCare							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
CC20	Thomson / Ang Mo Kio	2 Storey Semi Detached. Land / Built In: Approx. 3423 / 3200 Sqft	(Subject to Relevant Authorities Approval) Premises was a Childcare Usage converted to Current Kindergarten Trade. Fully Set Up + Children Base of 38 + 3 Good Size Classrooms + Garden + Water Play Area. Good Up Keeping and Environment. Immediate. New Lease.	7500	Nil	80K Neg	TAKEN
CC15	Braddell Vicinity	2 Storey Bungalow Land: 5967 Sqft Built In: 4700 Sqft	(Subject to Relevant Authorities Approval) Good Frontage. Good Size with Garden & Backyard. Greenery/ Tranquil. 5+1 Rooms. Near Playground.	For Rent 18K Neg	Nil	Nil	TAKEN
CC19	Mohamed Sultan Road Vicinity	Conservation Shophouse Approx. 20,000 Sqft	(Subject to Relevant Authorities Approval) Two Adacent unit. 2 Storey + Attic. Original Condition. Good Frontage. Prime & Centrally Located. Site Encompass by High End Condo. Vast Potential of Expatriate's Market. Sub Division Considered. Immediate.	For Rent \$90K Neg. (\$4.50 psf) + GST (Inclusive Maintenance Charges)	Nil	Nil	TAKEN
CC18	Clementi (Sunset Way)	Commercial Shop Space 4930 Sqft (2nd Level)	Potential Site for Infant & Childcare. (Subject to Relevant Authorities Approval) Good Size. Good Shape. Eracted with 20 Classrooms (Various sizes) + Cafeteria Area. The Exclusive Mall is Well Positioned in Mixed Residential Estate Catering for Local & Expatriate's Market. Immediate.	For Rent \$17,255Neg (\$3.50psf) +GST (Inclusive Maintenance Charges)	Nil	Nil	TAKEN
CC17	Seng Kang East Way	3 Storey Semi Detached Land:	(Subject to Relevant Authorities Approval) 999 yrs. Prominent. Excellent Frontage. 4 +1 Rooms. Potential to	For Sale 2.18M Neg.	Nil	Nil	SOLD

		3896 Sqft Built In: 2289Sqft	increase Built In Area. Currently Commercial Usage. Ready for Own Use or Investment (High Yield). Near Sch/Shopping Mall. Dense Populated.	or For Rent \$12K Neg. TAKEN			
CC16	Mohamed Sultan Road Vicinity	Commercial Shop space 12,500 Sqft (Pte Landlord)	(Subject to Relevant Authorities Approval) Rare Opportunity!! Prime & Centrally Located. Site Encompass by High End Condo. Vast Potential of Expatriate's Market. Available: June 2010.	For Rent \$6psf Neg. (Inclusive Service & A&P Charges)	Nil	Nil	TAKEN

Kindergarten / Pre School

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
K11	Frankel Ave/ East Coast Road Vicinity	Resi/Commercial (Ground Level) 1270 Sqft.	MOE Registered as Enrichment & Kindergarten (Temporary Registration Granted). F/Set Up. Modern & Practically Renovated. 2 Classrooms + Office + Pantry + Store + Parents' Waiting Area + Children Base of 20 (Enrichment). A1 Upkeeping. Drop Off @ Doorstep. Fresh Lease. Immediate.	3500 or 4500	With	20K or No Fees	TAKEN
K12	Thomson / Ang Mo Kio	2 Storey Semi Detached. Land / Built In: Approx. 3423 / 3200Sqft	Existing Kindergarten with Children Base of 38 + 3 Good Size Classrooms + Garden + Water Play Area. Good Up Keeping and Environment. Immediate. New Lease.	7500	Nil	80K Neg	SOLD
PS1	Boon Keng / Bendemeer	HDB Void Deck Approx. 400 Sqft	Rare Opportunity!! (NO MONTHLY RENTAL / NO S.C.C./ NO UTILITIES). All By Profit Sharing. On Going Playgroup Centre with Existing Students Base (33). Age Group from 18 Months to 4 Years Old. Thoughtfully and Practically Renovated. Growth Potential. Immediate.	Nil	Nil	40K Neg.	SOLD 
K6	Braddell Vicinity	2 Storey Bungalow Land: 5967 Sqft Built In: 4700 Sqft	(Subject to Relevant Authorities Approval) Good Frontage. Good Size with Garden & Backyard. Greenery/ Tranquil. 5+1 Rooms. Near Playground.	For Rent 18K Neg	Nil	Nil	TAKEN
K9	Clementi (Sunset Way)	Commercial Shop Space 4930 Sqft (2nd Level)	Potential Site for Kindergarten. (Subject to Relevant Authorities Approval) Good Size. Good Shape. Eracted with 20 Classrooms (Various sizes) + Cafeteria Area. The Exclusive Mall is Well Positioned in Mixed Residential Estate Catering for Local & Expatriate's Market. Immediate.	For Rent \$17,255Neg (\$3.50psf Inclusive Maintenance Charges)	Nil	Nil	TAKEN
K8	Seng Kang East Way	3 Storey Semi Detached Land: 3896 Sqft Built In: 2289Sqft	(Subject to Relevant Authorities Approval) 999 yrs. Prominent. Excellent Frontage. 4 +1 Rooms. Potential to increase Built In Area. Currently Commercial Usage. Ready for	For Sale 2.18M Neg. or	Nil	Nil	SOLD

			Own Use or Investment (High Yield). Near Sch/Shopping Mall. Dense Populated.	For Rent \$12K Neg TAKEN			
K7	Mohamed Sultan Road Vicinity	Commercial Shop space 12,500 Sqft (Pte Landlord)	(Subject to Relevant Authorities Approval) Rare Opportunity!! Prime & Centrally Located. Site Encompass by High End Condo. Vast Potential of Expatriate's Market. Available: June 2010.	For Rent \$6psf Neg. (Inclusive Service & A&P Charges)	Nil	Nil	TAKEN
K5	District 16	MCST (Condo) Approx. 2100sqft	Single Storey Kindergarten Operating in Huge Condo. Development (1000 Household). Provide Pre Sch & Enrichment Services to Resident & Non Resident with Children Base(65). Full Set Up With 3 Classrooms+ Office+ Computer Room + Kitchen + Lavatory. Playground @ doorsteps and Spacious Outdoor Area. Safe and Conducive Environment. Lease Expire: 31/12/2010.	4000	Nil	188K Neg.	SOLD Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg

Student Care							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
SC37	Serangoon Ave 2	Refer To C4RM25 (Premises Only) for more details.	Suit Student Care Trade.	Nil	Nil	Nil	TAKEN
SC39	Woodlands St 32	HDB Shophouse 1475 Sqft (2 Storey / Pte Landlord)	Near Primary School. Providing Student Care & Tuition Services with a Combined Student Base of 41. Immediate. Tenancy Lease Expire: April 2013 (Allow Sub Let on 2nd Level for Residential Usage).	3800	Nil	28K Neg.	SOLD
SC38	Pasir Ris	HDB CD Shelter 2250 Sqft (Basement)	Rare!! Turnkey Business. Homely and Conducive Ambience. A1 Up Keeping. 2 Years Renovation. Fully Fitted. 4 Classrooms + Library + Reception Area. Near School. Under the Franchise of a Reputable Establishment. Wide Range of Specialise Resources from Pri Sch to JC. Full Training/Support & Materials. Cater Tuition & Student Care Services. With Combined Student Care & Tuition Base of 84 Students. Immediate. Tenancy Lease Expire: Sep 2011..	2150	418	88K Neg	SOLD
SC36	Choa Chu Kang	HDB CD Shelter Approx. 3002 Sqft (Basement)	Just a Stone's Away from School. Good Facing. Prominent. Providing Student Care & Tuition Services with a Combined Student Base of 22. Immediate. Tenancy Lease Expire: April 2011.	2500	419	25K	SOLD
SC35	Jurong West Extension	HDB CD Shelter Approx. 2196	F/Set Up with 4+1 Classrooms + Admin Area. Practical Layout. Cater Student Care and Tuition Services with Base of 28 +16 Students . Near	1800	306	48K Neg	SOLD

		Sqft (Basement)	Schools and neighbourhood Shopping Mall. Growth Potential. Tenancy Lease Expire: April 2012.				
SC32	Bukit Batok St 21	HDB Shophouse (Ground level) Approx. 1100 Sqft (Pte Landlord)	Premises Only. Oppsite Primary and Secondary School. Walking Distance to Bt. Batok MRT . Fully Set Up. 5 + 1 Classrooms. Fairly New Renovation. Immed. Suit Student Care, Tuition and Enrichment. Tenancy Lease Expire: Oct 2011.	4K	Nil	5K Neg	  
SC33	Hougang	HDB Shophouse (Ground level) Approx. 721 Sqft (Pte Landlord)	Value for Money!! New Start Up. New Renovation. Fully Fitted. 2 Classrooms + Pantry + Reception Area. Glass Frontage. Near School. Under the Franchise of Reputable Establishment. Wide Range of Specialise Resources from Pri Sch to JC. Full Training/Support & Materials. Cater Tuition & Student Care Services. Cosy Ambience. Open for Enrolment of Student. Immediate. Tenancy Lease Expire: April 2012.	2600	Nil	45K Neg.	
SC31	Toa Payoh (Braddell MRT Station)	Approx. 800 Sqft. HDB Shop House (Pte Landlord)	Fully Fitted with 2 Classrooms. Fairly New Renovation. Good Up Keeping. Glass Frontage. Cater Student Care (10) Services. Potential for Enrichment & Tuition Classes. . 2nd Level Tenanted @ \$1.5k Residential Usage. New Lease. Immediate.	5000	Nil	Any Reasonable Offer	  
SC30	Nil	Nil	Refer to T33 (Tuition & Enrichment) for details	Nil	Nil	Nil	

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
T48	Serangoon Ave 2	Refer To C4RM25 (Premises Only) for more details.	Suit All Chinese Related Enrichment & Tuition Trade.	Nil	Nil	Nil	Nil	
T46	Tampines	HDB Shophouse (2nd Level) Approx. 893 Sqft Pte Landlord	MOE Registered. Located at the Heart of Mini Centre. Good Visibility. Prominent. Offer Pri & Sec School Tuition. F/Sep Up. 3 Classrooms + Pantry + Reception + Lavatory. Student Base of 85 and 117 in Term of Subject Taken (Sep 10). Fresh Lease. Immediate.	Tutorial	2,200 (Include Utility)	Nil	20K Neg	 
T51	Jurong East St 31	Refer To C4RM27 (Premises Only) for more details.	Suit All Education Related Trade (Except All Level Chinese & Adult English) or Office	Nil	Nil	Nil	Nil	

ER5	Frankel Ave/ East Coast Road Vicinity	Resi/Commercial (Ground Level) 1270 Sqft.	MOE Registered as Enrichment & Kindergarten (Temporary Registration Granted). F/Set Up. Modern & Practically Renovated. 2 Classrooms + Office + Pantry + Store + Parents' Waiting Area + Children Base of 20 (Enrichment). A1 Upkeeping. Drop Off @ Doorstep. Fresh Lease. Immediate.	Enrichment	3500 or 4500	With	20k or No Fees	TAKEN
T45	Tampines	Neighbourhood Shopping Mall Approx. 1398 Sqft Pte Landlord	Well Positioned in Mini Centre Education Hub. Good Size Premises. 7 Classrooms + Reception Area. Good & Width Glass Frontage. Cater Pri & Sec Sch Tuition Services With Student Base of 186 & 303 Subject Taken. Lease Expire: July 2011.	Tutorial	5454	250	68K Neg	SOLD
T47	Bedok North	HDB Shophouse (Ground Level) Approx. 830 Sqft (Pte Landlord)	Fairly New Renovation. FSSB Cleared. Cater Pri & Sec. Sch Tuition Services. Erected with 2 Classrooms + Reception Area + Student Base (20). Opp Sch. Mini Ctral. Lease Expire: Dec 2011. Immediate.	Tutorial	3.3K	Nil	28K Neg.	SOLD
T40	Toa Payoh Central	Nil	Refer to C4RM24 (Premises Only) for details	Nil	Nil	Nil	Nil	TAKEN
T43	Jurong West	HDB Shop Approx. 1216 Sqft	MOE Registered Ctr. Cater Pri & Sec Tuition Services with Student Base of 93 and 149 in Term of Subject Taken. 4 Class Rooms + Office + Reception Area & Attached Lavatory. Lease Expire: End Nov 2012.	Tutorial	2500	185	85K	SOLD
T42	Bukit Batok East Ave 4	HDB Commercial Approx. 1410 Sqft	Located at the Heart of Mini Central. Cater Pri & Sec Tuition Services with Student Base of 73 and 107 in Term of Subject Taken. 4 Good Size Class Rooms + Office + Reception Area & Attached Lavatory. Lease Expire: End June 2012.	Tutorial	1800	204	65K	SOLD
T38	Bedok North	HDB Shophouse (Ground Level) Approx. 830 Sqft (Pte Landlord)	MOE Registered Ctr. FSSB Cleared. Cater Pri & Sec. Sch Tuition Services. Erected with 2 Classrooms + Reception Area + Student Base (42). Opp Sch. Mini Ctral. Fresh Lease. Immediate.	Tutorial	3K Neg	Nil	28K Neg.	SOLD
T37	Bukit Batok St 21	HDB Shophouse (Ground level) Approx. 1100 Sqft (Pte Landlord)	Premises Only. Oppsite Primary and Secondary School. Walking Distance to Bt. Batok MRT . Fully Set Up. 5 + 1 Classrooms. Fairly New Renovation. Immed. Suit Student Care, Tuition and Enrichment. Tenancy Lease Expire: Oct 2011.	Nil	4K	Nil	5K Neg.	SOLD URGENT! 

T31	Jurong West St 51	1081 Sqft HDB Commercial Unit	MOE Registered Ctr. F/Set Up with 3 Classrooms + Office. Self Contained with Lavatory. Cater Pri & Sec Tuition Services. Existing Student Base (28). Total subject Taken: (55). 2 Pri. 2 Sec. and 1 JC Within 2 km Radius. Lease Expire: July 2011. Immediate.	Tutorial	1450	164	35K	
T36	Yishun St 71	HDB Shophouse 1905 Sqft (Pte Landlord)	Profitable!!! MOE Registered. Cater Pri & Sec Sch Tuition Services with Base of (131) Student and (190) Slot in Term of Subject Taken. Collaboration with An Established Maths Franchise. Conducive Ambience. F/Set Up. Erected 3 Classrooms + Spacious Admin & Holding Area. Proprietary Teaching Materials. Pri, Sec Sch & JC and MRT are Within Walking Distance. Lease Expire: Nov 2011. Immediate.	Tutorial	3567	Nil	70K Neg.	
T39	Pasir Ris	HDB CD Shelter 1883 Sqft. (Ground Level)	MOE Registered. "Auto Pilot" F/ Set Up. Cater Pri & Sec Sch Tuition Services with Base of (169) Student and (221) Slot in Term of Subject Taken. Erected 4 Classrooms + Spacious Admin & Holding Area. Propriety Teaching Materials. Conducive Ambience. Near School. Lease Expire: June 2011.	Tutorial	3900	289	70K Neg	
T34	Peninsula Shopping Ctr (City Hall MRT Station)	875 Sqft (Pte Landlord)	Approved Education Premises. F/Set Up with 2 Spacious Classrooms (For 16 & 19 Student Each Class) + Office. Equipped with Visa Payment Machine, Internet FSSB Cleared. Central Air Con. Tenancy Lease Expire: Sep 2010. (Renewable). Immediate.	Nil	3000	Nil	22K Neg	
T35	Nil	Nil	Refer to SC 31(Student Care) for details	Nil	Nil	Nil	Nil	
T33	Hougang St 52	HDB CD Shelter 3077 Sqft (Basement)	Established & Profitable!! "MOE Registered. Auto Pilot " Ctr. F/Set Up with 6+1 Classrooms + Admin Area. Practical Layout. Cater Tuition (Student Base: 120 with 220 Subjects) & Student Care (23) Services. Near Schools Tenancy Lease Expire: Nov 2010.	Tutorial	2200	472	90K Neg	
T31	Jurong West St 51	1081 Sqft HDB Commercial Unit	MOE Registered Ctr. F/Set Up with 3 Classrooms + Office. Self Contained with Lavatory. Cater Pri & Sec Tuition Services. Existing Student Base (35). 2 Pri. 2 Sec. and 1 JC Within 2 km Radius. Lease Expire: July 2011. Immediate.	Tutorial	1450	156	45K Neg	

T32	Hougang St 21 (Kovan MRT Station)	Approx. 900 Sqft. HDB Shop House (Pte Landlord)	(Premises Only) Approved Premises for Tuition & Enrichment Trade.. Fully Fitted with 3 Classrooms + Holding Area + Pantry and Lavatories. Good Frontage. Shopping Ctr and School is Within Short Walking Vincinity. Tenancy Lease: July 2011. Available: 1st May 2010.	Tutorial	1700	Nil	18K Neg	
T30	Tampines St 81	900 Sqft. HDB Shophouse 2nd Level (Pte Landlord)	(Premises Only) - Approved to Operate as Tuition \$ Enrichment Trade. MOE Registered Ctr. Fully Renovated. 4 Classrooms + Reception + Pantry and Sizable Holding Area. Condusive. Fresh 2 Years Lease. Immediate.	Tutorial & Enrichment	Nil	Nil	\$15k Neg	 
T21	Tampines St 41 Approx. 560 Meters Away from Tampines MRT Station	HDB Shophouse Approx. 1100 Sqft. (Pte Landlord)	MOE Registered Ctr. FSSD Cleared. F/Set Up with 3+1 Classrooms. Cater Pri, Sec & JC Tuition Service. Existing Student Base (25). Good Frontage. Prominent. Near Gong Shang Pri & East View Sec. Suit Student Care and Enrichment . Lease Expire: Nov 2011. Immediate.	Tutorial	3500	Nil	28k Neg.	 
T29	Bishan Street 22	761 Sqft. HDB Shophouse. 2nd Level. (Pte Landlord)	(Premises Only) - Approved to Operate as Tuition & Enrichment Trade. Fully Renovated. Erected with 2 Classrooms & Sizable Reception Area with Attached Lavatory. Cosy Ambience. Fresh Lease. Available: Jan 2010.	Tutorial & Enrichment	Nil	Nil	\$15K Neg	 

Linguistics / Others

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
SN1	Outrum/ Havelock Rd Vincy	Hotel Shopping Mall 1200Sqft (2 Units)	Dyslexia Centre for Special Need Children. MOE Registered. 10 Years History. With Existing Student Base of (80) and Offer Remedial Lessons in English, Mandarin and Mathematics in Either Group or individual Basis By Registered Psychologist. Condusive Ambience. Lease Expire: Mid Aug 2011.	2450	Nil	50K Neg	 

Franchise

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status

Premises Only

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
C4RM25	Serangoon Ave 2	HDB Shophouse (2nd Level) Approx. 800 Sqft. (Pte Landlord)	Newly Renovated. (Paint/ Wall Tile/ Flooring) Fully Comply with Relevant Authorities Requirement. Eracted with 2 Classrooms + Holding Area + Pantry. Ready by 1st November 2010. Suit Student Care and All Chinese Related Enrichment & Tuition Trade.	3,000 Neg	Nil	Nil	Nil	TAKEN
C4RM27	Jurong East St 31	HDB Shophouses Various Sizes 743 sqft to 3000Sqft. (Pte Landlord)	Bare Unit. Suit Education Related Trade (Except All Level Chinese Language & Adult English) or Office. Near School. Densely Populated Estate. Fresh Lease. Immediate	\$2.80 psf to \$3.80 psf Neg.	Nil	Nil	Nil	TAKEN
C4RM19	Hougang (Kovan MRT Station)	16,813 Sqft HDB Commercial Unit With Lift Landing.	Exclusively Entire Floor. Bare Unit. Good and Prominent Frontage. Fresh Lease. 1 Month Rent Free Fitting Out Period. Near Shopping Mall/ MRT. NO Subdivision.	42,032.50 or \$2.5 psf (Include SCC Maint.)	Nil	Nil	NIL	TAKEN
C4RM24	Toa Payoh Central (Toa Payoh MRT Station)	HDB Shophouse (2nd Level) Approx. 720 Sqft. (Pte Landlord)	Centrally Located within the densely Populated New & Old Estate. Bare Unit. Suit Tuition & Enrichment Trade. Own Entrance. Available: Aug 2010. Fresh Lease.	3.5K Neg	Nil	Nil	Nil	TAKEN
C4AM35	Bukit Batok St 21	HDB Shophouse (Ground level) Approx. 1100 Sqft (Pte Landlord)	Oppsite Primary and Secondary School. Walking Distance to Bt. Batok MRT . Fully Set Up. 5 + 1 Classrooms. Fairly New Renovation. Immed. Suit Student Care, Tuition and Enrichment. Tenancy Lease Expire: Oct 2011.	Nil	4K	Nil	5K Neg	SOLD URGENT! 
C4AM34	Peninsula Shopping Ctr (City Hall MRT Station)	875 Sqft (Pte Landlord)	Approved Education Premises. F/Set Up with 2 Spacious Classrooms (For 16 & 19 Student Each Class) + Office. Equipped with Visa Payment Machine, Internet FSSB Cleared. Central Air Con. Tenancy Lease Expire: Sep 2010. (Renewable). Immediate.	Nil	3000	Nil	22K Neg	WITHDRAWN 
C4RM23	Lorong Ah Soo	Approx. 1108 Sqft. HDB Shop (Pte Landlord)	Ground Level. Corner.. Good Visibility. Double Frontage. Suit Tuition & Enrichment Trade. Available: 1st June 2010.	3.6K Neg	Nil	Nil	Nil	TAKEN
C4RM24	Clementi (Sunset Way)	Commercial Shop Space 4930 Sqft (2nd Level)	Existing School Premises. Good Size. Good Shape. Eracted with 20 Classrooms (Various sizes) + Cafeteria Area. The Exclusive Mall is	For Rent \$17,255Neg (\$3.50psf) Inclusive	Nil	Nil	Nil	TAKEN

			Well Positioned in Mixed Residential Estate Catering for Local & Expatriate's Market. Immediate.	Maintenance Charges)				
C4AM36	Tampines St 41 Approx. 560 Meters Away from Tampines MRT Station	HDB Shophouse Approx. 350 Sqft. (Pte Landlord)	Urgent!!! Ground Level. Glass Frontage. Renovated with 2 Classrooms and Reception Area. Fully Air Con. Lease Expire: Sep 2011. (Renewable) Immediate.	Nil	2000	Nil	3K Neg.	 
C4AM37	Kovan Ctr (Yio Chu Kang Rd)	344 Sqft Retail shop space (Pte Landlord)	Urgent!!! Tutor's Choice. Glass Frontage. Near Escalator. Open concept with an Office. Central Air Con. Lease Expire: Nov 2010. Immediate.	Nil	1600	Nil	No Takeover Fee	 
C4RM22	Hougang St 21 (Kovan MRT Station)	Approx. 796 Sqft. HDB Shop House (Pte Landlord)	Ground Level. Bare Unit. Good Visibility. Along Street 21. Vacant. Suit Most Trade. Immediate..	4.5K Neg	Nil	Nil	Nil	
C4RM20	Bukit Panjang (Bukit Panjang LRT Station) (District 23)	538 Sqft. Shopspace In Condo Development	Rare! Limited Unit of Shop Serving 636 Units of Resident . With Water Point. Ground Level. Carpark at Door Steps. Easy Accessible. Beside LRT Station. Current Trade: Education. Suit Most Trade. Available: 1st June 2010.	1.6K Neg	Nil	Nil	Nil	
C4AM37	Woodlands St 81	HDB CD Shelter 2012 Sqft (Ground Level)	MOE Registered. Fully Fitted with 3 Classrooms. Schhol is Within Short Walking Vicinity. Immediate. Tenancy Lease Expire: 30th June 2012.	Nil	Nil	308	30K Neg.	
C4AM35	Hougang St 21 (Kovan MRT Station)	Approx. 893 Sqft. HDB Shop House (Pte Landlord)	Approved Premises for Tuition & Enrichment Trade.. Fully Fitted with 3 Classrooms + Holding Area + Pantry and Lavatories. Good Frontage. Shopping Ctr and School is Within Short Walking Vincinity. Tenancy Lease: July 2011. Available: 1st May 2010.	Nil	1700	Nil	18K Neg	
C4RM21	Hougang Ave 1	1600 Sqft. HDB Shophouse. (Pte Landlord)	Double Storey. Good Frontage, Face Car Park. 4 Rooms at 2nd Level. Bare Unit. Suit Education Trade. Near Pri & Sec Sch. Immediate.	4.5K	Nil	Nil	Nil	

P4SM1	Bukit Panjang (District 23)	538 Sqft. Shopspace In Condo Development	Rare! Limited Unit of Shop Serving 636 Units of Resident . With Water Point. Ground Level. Carpark at Door Steps. Easy Accessible. Beside LRT Station. Current Trade: Education. Suit Most Trade. Immediate.	Nil	Nil	150	270K Neg (For Sale)	
C4AM33	Tampines St 81	900 Sqft. HDB Shophouse 2nd Level (Pte Landlord)	Approved to Operate as Tuition \$ Enrichment Trade. MOE Registered Ctr. Fully Renovated. 4 Classrooms + Reception + Pantry and Sizable Holding Area. Conducive. Fresh Lease. Available: 15th November 2009.	1.8k	Nil	Nil	15K Neg	 
C4AM32	Bishan Street 22	761 Sqft. HDB Shophouse. 2nd Level. (Pte Landlord)	Approved to Operate as Tuition & Enrichment Trade. Fully Renovated. Erected with 2 Classrooms & Sizable Reception Area with Attached Lavatory. Cosy Ambience. Fresh Lease. Available: Jan 2010.	2K	Nil	Nil	15K Neg	 

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