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Focus in :

- Infant & ChildCare
- Kindergarten
- Student Care
- Tuition & Enrichment
- Franchise
- Linguistics / Others
- Premise Only



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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 (\$)	SCC Maint. (\$)	Takeover Fees (\$)	Status
CC24	Bedok North	HDB Shophouses 2 Units Approx. 2885 Sqft. A) From HDB B) Pte Landlord	Potential for Childcare & Kindergarten Usage. (Subject to Relevant Authorities Approval). Adjoining Unit. Both Units will be handed Over in Clear Slate (Bare) 2 Storey with Common Access in 2nd Level. Immediate.	A) \$2770 (From HDB) B) For Rent: \$5500 Neg. or B) For Sale \$800K Neg. (Bal.Tenure 17Yrs)	Approx. \$300 Per Unit	A) For Takeover \$200K Neg.	TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
CC25	Mohamed Sultan Road Vicinity	Conservation Shophouse Approx. 2500 + 500Sqft (Backyard) Pte Landlord	Premise Only.(Subject to Relevant Authorities Approval) Ground Level. Good Frontage. Prime & Centrally Located. Site Encompass by High End Condo. Vast Potential of Expatriate's Market. Available: 1st Sep 2011.	\$16K	Nil	Nil	TAKEN Viewing Preference: Flexible (3 Day Advance Notice)

CC23	Macpherson	2 Storey Semi Detached House Land:4832 Sqft Bl: 1545 Sqft	Profitable!!! On Going Business with Existing Childre Base of (43+3). Capacity: 46. Regular Shape. 5 Rooms + Office + Activities Area + Wet & Dry Kitchen. Big Yard & Sand Pit. Located at Landed Housing / HDB Estate.Sch Fee Range \$500 to \$750. Tenancy Lease Expire: June 2012. Immediate.	\$ 6500	Nil	180K Neg.	
CC22	Ang Mo Kio	HDB Shophouse 3228 Sqft (2 Units. Pte Landlord)	Rare!! Fully Set Up with Children of Base (28). Good Frontage. Capacity: 39 + 5. Potential to increase Capacity. Immediate	\$ 10.5K Fresh Lease	Nil	138K Neg.	 Viewing Preference: Mon - Fri: After 7pm Sat: After 2pm & Sun: Flexible - By Appt
CC21	Tanjong Pagar	HDB Commercial 6386 Sqft (Pte Landlord)	(Subject to Relevant Authorities Approval) Premises is current Use as Kindergarten Trade. Fully Set Up. Available: 1 January 2011. New Lease.	5.50 psf Neg	Nil	Nil	

Kindergarten / Pre School

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
K14	Bedok North	HDB Shophouses 2 Units Approx. 2885 Sqft. A) From HDB B) Pte Landlord	Potentially for Childcare & Kindergarten Usage. (Subject to Relevant Authorities Approval). Adjoining Unit. Both Units will be handed Over in Clear Slate (Bare) 2 Storey with Common Access in 2nd Level. Immediate.	A) \$2770 (From HDB) B) For Rent: \$5500 Neg. or B) For Sale \$800K Neg. (Bal.Tenure 17Yrs)	Approx. \$300 Per Unit	A) For Takeover \$200K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
K19	Dawson / Strathmore Vicinity	Pls Refer to PA53 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	

K17	Siglap Vicinity	1410 Sqft (Under SLA)	Very Prominent and Free Public Awareness. Bare Unit. 2 Storey Standalone Building. Co-exist with Existing Post Office. Restricted to Kindergarten Trade. (Subject to Relevant Authorities Approval). Availability: 1 Month after Acceptance of Offer.	View to Offer	Nil	Nil	TAKEN Viewing Preference: Flexible (2 Days Advance Notice)
K18	Ang Mo Kio Ave 4	Pls Refer to PAS2 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	SOLD
K15	Mohamed Sultan Road Vicinity	Conservation Shophouse Approx. 2500 + 500Sqft (Backyard) Pte Landlord	Premise Only.(Subject to Relevant Authorities Approval) Ground Level. Good Frontage. Prime & Centrally Located. Site Encompass by High End Condo. Vast Potential of Expatriate's Market. Available: 1st Sep 2011.	\$16K	Nil	Nil	TAKEN Viewing Preference: Flexible (3 Day Advance Notice)
K13	Pasir Ris (Vicinity of DownTown East)	Commercial Building 1600 Sqft (2 Units)	Established MOE Registered Kindergarten & Enrichment. Centre. F/Set Up. Good Up Keeping. Renovated. 4 Classrooms + Reception + Pantry + Children Base of 50 (Kindergarten & Student Care). Fully Operational. Inovative Management. Available: June (Term 3) Lease Expire: End Aug 2012.	5460	Nil	168K Neg	WITHDRAWN Viewing Preference: Mon - Fri: After 7pm. Sat & Sun: Flexible (1 Day in Advance Notice)
K12	Tanjong Pagar	HDB Commercial 6386 Sqft (Pte Landlord)	Existing Kindergarten Trade. Fully Set Up. Available: 1st January 2011. New Lease.	5.50 psf Neg	Nil	Nil	TAKEN
K10	Bt. Merah (Ikea Vicinity)	HDB CD Shelter 1463 Sqft (Ground Levelt)	(Subject to Relevant Authorities Approval). Suit Most Education Related Trade - Kindergarten & Pre School. Lease Expire: End May 2011. Immediate.	2700	218	12K Neg	WITHDRAWN

Student Care

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
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SC51	Woodlands (Marsiling MRT Station)	Pls Refer to PA48 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC51	Woodlands (Marsiling MRT Station)	Pls Refer to PA53 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC55	Dawson / Strathmore Vicinity	Pls Refer to PA53 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC56	Jurong West Extension	HDB CD Shelter Approx. 2077 Sqft (Ground Level)	Good Frontage. Near School. Full Set Set with 5 Classrooms + Office. Providing Student Care Services of Student Base 43. Lease Expire: Mar 2012. Available: 1st Jan 2012	2600	289	68K Neg	 Viewing Preference: Mon to Fri: After 7pm. Sat & Sun: Flexible (1 Day in Advance Notice)
SC48	Sembawang	Pls Refer to PA46 (Premises Only) for more details	Suit Education Related Trade.	8948	2514 (Include A&P)	\$1	
SC53	Jurong East Central (Jurong East MRT Station)	Pls Refer to PA51 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC54	Ang Mo Kio Ave 4	Pls Refer to PA52 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC43	Choa Chu Kang Ave 2	HDB CD Shelter Approx. 3002 Sqft (Basement)	Just a Stone's Throw Away from School. 6 + 1 Classrooms. Good Facing. Prominent. Providing Student Care Services of Student Base (9). Good Up Keeping. Immediate. With Existing Sub Tenant (\$1,500/-) Suit Tuition & Enrichment Trade. HDB Tenancy Lease Expire: April 2014.	2500	419	30K Neg	  Viewing Preference: Weekdays 1pm to 4pm. Sat & Sun: 1pm to 5pm.

SC52	Ang Mo Kio Ctral (Ang Mo Kio MRT Station)	Pls Refer to PA49 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC47	Bukit Batok (Bukit Gombak MRT Station)	Pls Refer to PR42 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC49	Jurong West Extension	HDB CD Shelter Approx. 2551 Sqft (Basement)	Opp Primary & Secondary School. MOE Registered. Practically Renovated 6 Classrooms + Reception Area. Provides Student Care (6) & Tuition Services (75) Headcounts. Lease Expire: Dec 2014. Immediate.	2000	356	45K Neg	
SC46	Hillcrest (Vicinity of Raffles Girls Pri Sch)	Pls Refer to PA45 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC45	Bukit Panjiang	Pls Refer to PA44 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	
SC41	Yishun Ring Rd	HDB Shophouse Approx. 1600 Sqft	Just a Stone's Throw Away from School. FSSB Cleared. Fairy New Renovation. 3 Classrooms. Good Double Frontage. Cater Student Care (10) & Tuition Services (40) Timeslots. Conducive. Ambience. Existing SubTenant @ 2nd Level (Residential) Tenanted at \$2,500/- Monthly. HDB Tenancy Lease Expire: End Feb 2014. Immediate.	4800 Direct from HDB	218	30K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
SC38	Choa Chu Kang (Yew Tee Sector)	HDB CD Shelter Approx. 2001 Sqft (Ground Level)	Just a Stone's Throw Away from School. 4 Classrooms + Office. Providing Student Care Services of Student Base 16. Ready Sub Tenant (Optional) to Compliment and Enhance the Core Operation. Lease Expire: End Feb 2014.	3800	279	38K Neg	 Viewing Preference: Flexible (1 Day in Advance Notice)
SC44	Serangoon North Ave 4 (Vicinity of	Pls Refer to PA41 (Premises Only) for more details	Cheap Rental. Suit All Education Related Trade/ Office/Traning & Seminar Purposes.	Nil	Nil	Nil	

	Rosyth Pri Sch)						
SC40	Jurong West Extension	HDB CD Shelter Approx. 3432 Sqft (Basement)	Established. Profitable. Auto Pilot!! Purely Student Care Services. 10 Years History. Operational. 5+1 Classrooms + Student Base of 70. Just a Stone's Throw Away from School. Lease Expire: Mar 2013. Immediate.	2700	514	88K Neg	 Viewing Preference: Mon - Fri: After 7pm. Sat & Sun: Flexible (1 Day in Advance Notice)
SC39	Tampines St 45 (Tampines JC Vicinity)	HDB CD Shelter Approx. 1894 Sqft (Ground Level)	Good Frontage. Prominent. Conveniently Access by Public Transport. Densely Populated Estate. Fully Set Up 3+1 Rooms. Providing Student Care Service with Students Base of 21 and Transportation Services with School Contract and a Mini Van Which Wholly Own. Growth Potential into Tuition & Enrichment Sector. Lease Expire: July 2012. Immediate.	3650	279	38K Neg	  Viewing Preference: Mon - Fri: After 7pm Sat & Sun: Flexible (1 Day in Advance Notice)
SC36	Toa Payoh (Braddell MRT Station)	HDB Shophouse Approx. 807 Sqft. (Pte Landlord)	Premises Only. FSSB Cleared. Fully Fitted with 2 Classrooms. Fairly New Renovation. Good Up Keeping. Glass Frontage. Suit Student Care Services. Enrichment & Tuition Trade. Lease Expire: End June 2011. New Lease. Available 15 April 2011.	3300	Nil	10K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
SC37	Choa Chu Kang	HDB CD Shelter Approx. 3002 Sqft (Basement)	Just a Stone's Throw Away from School. 6 + 1 Classrooms. Good Facing. Prominent. Providing Student Care Services of Student Base 11. Good Up Keeping. Immediate. Ready Sub Tenant. Tenancy Lease Expire: April 2011.	2500	419	33K Neg	 Viewing Preference: Mon - Sun - Flexible
SC35	Pasir Ris (White Sand	HDB CD Shelter 1765	Conveniently Located within the Walking Distance to Primary School. Currently Providing Student Care	3300	289	35K Neg	

	Pri Sch Vincinity)	Sqft (Ground Level)	Services (11). Fully Set Up with 3 Classrooms + Office/ Admin + Spacious Activities Area. Growth Potential. Suit Tuition, Enrichment & Kindergarten (subject to relevant authorities approval). Tenancy Lease Expire: End Aug. 2011.				
SC34	Bt. Merah (Ikea Vicinity)	HDB CD Shelter 1463 Sqft (Ground Levelt)	Premise Only. Approved Tuition Centre. MOE Registered. 3 Classrooms + Reception Area. Suit Most Education Related Trade. Lease Expire: End May 2011. Immediate.	2700	218	12K Neg	WITHDRAWN

Tuition & Enrichment								
Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
ER7	Nationwide Pri & Sec School	Nil	More Details	Enrichment	Nil	Nil	318K (100%) or Sale of Part Shares Considered	WITHDRAWN
T65	Woodlands (Marsiling MRT Station)	Pls Refer to PA48 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T71	Dawson/ Strathmore Vicinity	Pls Refer to PA53 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T72	Jurong West Extension	Pls Refer to SC56 (Student Care) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T62	Sembawang	Pls Refer to PA46 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD
T70	Ang Mo Kio Ave 4	Pls Refer to PA52 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	SOLD

T69	Jurong East Central (Jurong East MRT Station)	Pls Refer to PA51 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T57	Choa Chu Kang Ave 2	Pls Refer to SC43 (Student Care) for more details	Suit All Education Related Trade/ Office/Traning & Seminar Purposes.	Nil	Nil	Nil	Nil	
T54	Hougang St 51 (Hougang Green Shopping Mall)	1211 Sqft. Pte Commercial Building	Premises Only. Prominent Frontage. Fairly Heavy Human Traffic. FSSB Cleared. Fully Fitted with 3 Good Size Classrooms + Holding & Reception Area. A1 Up Keeping. Glass Frontage. Suit Student Care Services. Enrichment & Tuition Trade. Fresh Lease. Available: 1st November 2011.	Nil	7.2K Neg	Nil	10k Neg	  Viewing Preference: Flexible (1 Day Advance Notice)
T66	Ang Mo Kio Ctral (Ang Mo Kio MRT Station)	Pls Refer to PA49 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	
T52	Clementi Ave 3 (Central) (Clementi MRT Station)	HDB Shop (Ground Level). Approx. 721Sqft.	MOE Registered. Located Just at the Fringe of the Newly Completed Shopping Mall. Easy Access. Ample Parking Lots. Offer Pri & Sec School Tuition. Fully Sep Up & Well Kept.. 2 Classrooms + Office + Reception + Lavatory. Student Base of 59 and 104 in Term of Subject Taken (Mar 11). Fresh Lease. Immediate.	Tutorial	5500 (Fresh Lease)	Nil	28K Neg	  Viewing Preference: Tue to Fri Before 2pm. Sat: After 3.30pm & Sun After 1pm.
T64	Jurong West Extension	HDB CD Shelter Approx. 2551 Sqft (Basement)	Opp Primary & Secondary School. MOE Registered. Practically Renovated 6 Classrooms + Reception Area. Provides Student Care (6) & Tuition Services (75) Headcounts. Lease Expire: Dec 2014. Immediate.	Tutorial	2000	356	45K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
T60	Bukit Batok (Bukit Gombak)	Pls Refer to PR42 (Premises)	Suit Education Related Trade.	Nil	Nil	Nil	Nil	

	MRT Station)	Only) for more details						
T61	Jurong East Ave 1 (Chinese Gdn MRT Station)	Pls Refer to PR43 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T58	Bukit Panjiang	Pls Refer to PA44 (Premises Only) for more details	Suit Education Related Trade.	Nil	Nil	Nil	Nil	TAKEN
T53	Yishun Ring Rd	HDB Shophouse Approx. 1600 Sqft	Just a Stone's Throw Away from School. FSSB Cleared. Fairy New Renovation. 3 Classrooms. Good Double Frontage. Provides Student Care (10) & Tuition Services (40) Timeslots. Condusive. Ambience. Existing SubTenant @ 2nd Level (Residential) Tenanted at \$2,500/- Monthly. HDB Tenancy Lease Expire: End Feb 2014. Immediate.	Tutorial & Stuent Care	4800 Direct from HDB	218	30K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
T55	CCK Central	HDB CD Shelter 3637 Sqft (Basement)	A1 Up Keeping. F/Set Up with 6+1+1 Classrooms + Admin Area. Practical Layout. Cater Tuition & Enrichment Services (100) Time Slots. Proprietary Materials for All levels & Subjects. Near LRT. Tenancy Lease Expire: Aug 2012.	Tutorial & Enrichment	2900	507	View To Offer	 Viewing Preference: Flexible (1Day Advance Notice)
T49	Sim Ave (Sim Ctr) (Paya Lebar MRT Station)	Pls Refer to PR26 (Premises Only) for more details	Suit All Education Related Trade/ Office/Traning & Seminar Purposes.	Nil	Nil	Nil	Nil	 Viewing Preference: Mon to Fri Between 9am to 5pm
T58	Serangoon North Ave 4 (Vicinity of	Pls Refer to PA41 (Premises	Cheap Rental. Suit All Education Related Trade/ Office/Traning & Seminar Purposes.	Nil	Nil	Nil	Nil	

	Rosyth Pri Sch)	Only) for more details.						
ER7	Bukit Batok (Bukit Gombak MRT Station)	Community Building 452 Sqft.	Profitable!!! Under A Franchise of Reputable Establishment (38 Branches in Singapore) Wide Range of Specialise Resources from Pre Sch to Tertiary Studies. Full Training/Support/ Materials. Open Concept Set Up. New Paint Work & Cassette Air Conditioning Unit. Building Newly Upgraded. Cosy Ambience with Existing Student Base (57).Immediate. Tenancy Lease Expire:Nov 2011 (Renewable)	Enrichment	2000 (Including GST & Utility)	Nil	38K Neg or Bare Unit 15K Neg.	WITHDRAWN Viewing Preference: Mon, Tues Wed & Sun (1 Day Advance Notice)
T51	Choa Chu Kang	HDB CD Shelter Approx. 3046 Sqft (Basement)	Value For Money!! (Franchise + Renovation + Students). FSSB Cleared. Good Up Keeping. 1 Years Renovation. Fully Fitted. 4 + 1 Classrooms + Reception Area. Near School. Under A Local 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 Tuition Student Base of 26 and 35 Slots in Term of Subject Taken. Immediate. Tenancy Lease Expire: Jan 2013	Tutorial	2551	425	58K Neg	SOLD Viewing Preference: Mon to Fri - Before 6pm Sat - After 4pm & Sun After 1pm.
T50	Lengkok Bahru (Redhill MRT Station)	Pls Refer to PA38 (Premises Only) for more details	Suit All Education Related Trade.	Nil	Nil	Nil	Nil	SOLD Viewing Preference: Mon to Fri 9am - 11.30am & 2.30pm to 6pm
ER8	Upper Bukit Timah Rd (Beauty World)	Shopping Ctr. Approx. 850 Sft for 2 adjoining Units	Provide English & Maths Enrichment Services for Pre and Primary School Children. Set Up with 2 Classrooms. Warmth & Cosy. Children Base of 60 and 74 in Terms of Subject taken. Growth Potential. Lease Expire: July 2012 & 3. Available: Immediate.	Enrichment	2950	Nil	45K Neg	WITHDRAWN Viewing Preference: Flexible (1 Day Advance Notice)

T41	Bt. Merah (Ikea Vicinity)	HDB CD Shelter 1463 Sqft (Ground Levelt)	Premise Only. Approved Tuition Centre. MOE Registered. 3 Classrooms + Reception Area. Suit Most Education Related Trade. Lease Expire: End May 2010. Immediate.	Nil	2700	218	12K Neg	WITHDRAWN
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Franchise							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status

Linguistics / Others							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
L3	Novena Vicinty (Novena MRT Station)	Pte Commercial Building Approx. 1200 Sqft.	(华文教育中心) Rare!! Profitable!! Established. 16 Years History. "Auto Pilot" In House Curriculums. Self Contained & Practical Set Up with 6 Classrooms+ Reception & Lavatory. Provide Pri Sch & Sec. Tuition & Enrichment Courses. Existing Base of 122 Students. Tenancy Lease Expire: May 2012.	4200	Nil	110K Neg	SOLD Viewing Preference: Mon to Fri: Between 2pm to 3pm (Except Thurs)

Premises Only								
Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
PA50	Upper Bukit Timah Rd (Bt Timah Shopping Ctr)	388 Sqft (Pte Landlord)	FSSB Cleared. Renovated with 2 Classrooms + Reception Area. Central Air Con. Current Trade: Education. Lease Expire: Dec 2012. Immediate.	Nil	1600	Nil	12K Neg	On Hold  Viewing Preference: Flexible (1 Day

								Advance Notice)
PA48	Woodlands (Marsiling MRT Station)	HDB CD Shelter Approx. 1600 Sqft (Ground Level)	Premise Only. Bare Unit. Suit All Education Related Trade/ Office/Traning & Seminar Purposes. Lease Expire: Dec 2011 (Renewable)	Nil	3550	272	30K Neg.	  Viewing Preference: Tue to Sun: 12pm - 5pm.
PA53	Dawson/ Strathmore Vicinity	HDB CD Shelter Approx. 1582 Sqft (Ground Level)	Premise Only. Bare Unit. Suit All Education Related Trade/ Office/Traning & Seminar Purposes. Lease Expire: Aug 2014. Immediate.	NIL	2900	236	48K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA52	Ang Mo Kio Ave 4	HDB CD Shelter Approx. 1970 Sqft (Ground Level)	FSSB Cleared. Renovated with 3 Classrooms + Reception Area. CHIJ & May Flower Pri and Yio Chu Kang Sec School are within the Vicinity. Yio Chu Kang MRT Station is approx. 1.5km Away. HDB Lease Expire: Aug 2012. Suit All Education Related Trade. Immediate.	NIL	3400	284	18K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA51	Jurong East Central (Jurong East MRT Station)	988 Sqft (HDB Commercial Unit)	Rare!!! Approved Use as Commercial School. FSSB Cleared. Full Set Up with 3 Classrooms + Office + Reception Area. Lease Expire: Jan 2014. Immediate.	Nil	2500	227	88K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA46	Sembawang	Shopping Mall 1302 Sqft	Fully Fitted with 7 Classrooms + Reception Area. FSSB Cleared. Heavy Human Traffic Family Shopping Mall. Catering to Middle-Income Shoppers. Primary Catchment Comprises Estate Surrounding Private & HDB	Nil	8948	2514 (Include A&P)	\$1	 Viewing Preference: Flexible (1 Day

			Housing within Yishun & Sembawang. Immediate. Lease Expire: Oct 2013.					Advance Notice)
PA43	Hougang St 51 (Hougang Green Shopping Mall)	1211 Sqft. Pte Commercial Building	Prominent Frontage. Fairly Heavy Human Traffic. Premises Only. FSSB Cleared. Fully Fitted with 3 Good Size Classrooms + Holding & Reception Area. A1 Up Keeping. Glass Frontage. Suit Student Care Services. Enrichment & Tuition Trade. Fresh Lease. Available: 1st November 2011.	\$7.2K Neg	Nil	Nil	10K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PR42	Bukit Batok (Bukit Gombak MRT Station)	A) 690 Sqft (2nd Level) B) 656 Sqft (Ground Level) HDB Shophouse (Pte Landlord)	Excellent Location!! Just a Stone's Throw Away from Bt Gombak MRT. 2 Storey. Premise 2nd Level was Used as an Education Trade. Available: 6th Nov 2011 Ground Level Has Been Taken.	A) \$2.8K Neg B) 8.5K Neg. Fresh Lease	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PA49	Ang Mo Kio Ctral (Ang Mo Kio MRT Station)	Approx. 712 Sqft. HDB Shophouse (2nd Level) Pte Landlord	Premise Only. FSSB Cleared. Newly & Practically Renovated with 3 Classrooms + Reception Area. Lease Expire: Feb 2013. Available: 1st Nov 2011	Nil	4000	Nil	25K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA45	Hillcrest Rd (Vicinity of Raffles Girls Pri Sch)	Approx. 1300Sqft Shop at Ground Level. (Pte Landlord)	Rare!!! Surrounded by Mid to High End Residential Estate. (Landed & Condo). Bare Unit. Available: 1/10/11.	7K	Nil	Nil	20K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

PR43	Jurong East Ave 1 (Chinese Gdn MRT Station)	Approx. 850 Sqft HDB Shophouse 2nd Level (Pte Landlord)	(Subject to Relevant Authorities Approval). Bare Unit. Approx. 100 Meters Away From MRT. Prominent. Good Frontage. Immediate.	3K (Fresh Lease)	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PA44	Bukit Panjang	1647 Sqft. Community Building	Rare!!! Premises Only. Good Size. Rectangular. Column Free Education Space. Located in the Community Building. Public Awareness. Fitted with 6 Classrooms. Suit Education Trade. Tenancy Lease: Fresh Term. Immediate.	Nil	4200	Nil	18K Neg	 Viewing Preference: Next Date: 31/7 (Sun) 3pm to 5pm
PA42	Hougang Ave 3	Approx. 700 Sqft HDB Shophouse (Pte Landlord)	Premises Only. Glass Frontage. Good Visibility FSSB Cleared. Fully Fitted with 2 Good Size Classrooms + Holding & Reception Area. A1 Up Keeping. Suit Student Care Services. Enrichment & Tuition Trade. Fresh Tenancy Lease.	Nil	2500	Nil	12K Neg	 Viewing Preference: Mon to Fri- Before 4pm & Sat/Sun: After 2pm.
PA41	Serangoon North Ave 4 (Vicinity of Rosyth Pri Sch)	HDB CD Shelter Approx. 2195 Sqft (Basement)	Rare! Premises Only. Bare Unit. Suit All Education Related Trade. Short Walking Distance to Rosyth Pri Sch. HDB Lease Expired: Dec 2012.	Nil	1650	339	25K Neg	
PR26	Sim Ave (Sim Ctr) (Paya Lebar MRT Station)	Pte Commercial Building a) 700 Sqft b) 1291 Sqft	Fully Fitted. Air Con. Carpeted. Lift Landing. Basement Parking. Suit Office & All Education Related Trade / Training & Seminar Purposes. Immediate. Fresh Lease.	a) 2k Neg b) 3K Neg	Nil	Nil	Nil	  Viewing Preference: Mon to Fri Between 9am to 5pm

PR41	Hougang St 51 (Hougang Green Shopping Mall)	Pte Commercial Building a) 398 Sqft b) 579 Sqft	a) TAKEN Bare unit. Option with Water Point. Good Frontage. Ground Level. Immediate. b) TAKEN 2nd Level with Lift & Escalator. Self Contained with Lavatory. Available: End June 2011 Both Suit Enrichment and Education Related Trade.	a) \$3.1K b) \$3.5K	Nil	Nil	Nil	TAKEN
PA40	Bukit Batok (Bukit Gombak MRT Station)	Community Building 452 Sqft.	Tutor's Choice. New Paint Work. New Cassette Air Conditioning Unit. Squarish Layout. Good Up Keeping. Building Newly Upgraded. Available: End May 2011. Tenancy Lease Expire:Nov 2011 (Renewable)	Nil	2000 (Including GST & Utilities)	Nil	15K Neg	WITDRAWN Viewing Preference: Flexible (1 Day Advance Notice)
PR40	Woodlands St 32	HDB Shop (Ground Level). Approx. 700Sqft.	Whole of Ground Level. Glass Frontage. Near Fu Chun Primary School. Immediate.	3K Neg	Nil	Nil	Nil	TAKEN Viewing Preference: Flexible (1 Day Adance Notice)
PA39	Toa Payoh (Braddell MRT Station)	Approx. 807 Sqft. HDB Shop House (Pte Landlord)	Premises Only. FSSB Cleared. Fully Fitted with 2 Classrooms. Fairly New Renovation. Good Up Keeping. Glass Frontage. Suit Student Care Services. Enrichment & Tuition Trade.. Lease Expire: End June 2011. New Lease. Available 15 April 2011.	Nil	3300	Nil	10K Neg.	SOLD Viewing Preference: Flexible (1 Day Advance Notice)
PR39	Goldhill Plaza (Novena MRT Station)	Pte Commercial Building 1162 Sqft	Rare! Conventiently Located. Surrounded by Mid to High End Condominium. Renovated in Education Base. 4 Good Size Classrooms. Immediate. Fresh Lease.	4.6K Neg	Nil	Nil	Nil	TAKEN

PA38	Lengkok Bahru (Redhill MRT Station)	783 Ssqft Community Building	Rare!! Exclusive. Located in the Community Building, Public Awareness. Prominent. Eracted with 2 + 1 Rooms. Suit Education Trade. Tenancy Lease Expire: April 2012.	Nil	1800 (Include Utility)	Nil	20K Neg	 Viewing Preference: Mon to Fri 9am - 11.30am & 2.30pm to 6pm

Disclaimer

While every reasonable care has been taken in preparing the contents of these properties & business summary, 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 a contract. Prices are subject to change without prior notice.

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