



陈品翰
Michael Tan P. H.

☎ : (+65) 9101 2113

✉ pinhan@michaeltan.com.sg

Focus in :

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



Subscribe to Newsletter alert

Thinking of Learning Centres.....

..... thinking of www.ebat.com.sg

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
CC14	Choa Chua Kang	HDB Commercial Unit. Approx. 5812 Sqft	Franchise + Business "Auto Pilot" & "Profitable" Under a Reputable Franchise Establishment of 50 Pre Sch spanning across the region. Provide first- rate education and care to children. Full support in curriculum research and development, teacher training. Approved capacity: 94. A1 Upkeeping. Located in a densely populated estate. Lease expire: Mar 2016. Immediate.	18,700	3794	1.28 Million Neg	 Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg Kindly leave your name, company name, contact number and brief profile of yourself or your company.
CC11	Yio Chu Kang	2 Storey Landed Land: Approx. 5018 Built In: 2700 Sqft	Premise & Business Good Visibility. Spacious Garden for Outdoor Activities. Fully Operational. Current Base 26. Capacity 48. Potential to Increase	6500	Nil	450K Neg	 Viewing Preference: Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)

			Capacity (Subject to relevant Authorities Approval). Lease Expire: Feb 2014. Renewable.				
CC12	Bukit Timah	Ground Level @ Residential Building (Next to Shopping Mall. Approx. 2500 Sqft	Pls Refer KGI (Kindergarten) for more details. Childcare Approved Sites.	Nil	Nil	Nil	
CC10	Marine Parade Central	Commercial Unit. Ground Level. 3216 Sqft.	Premise Only Rare !!! Sizeable Area in A1 Location. Good Frontage. Prominent. Ground Level. Suit All Education Related Trade. (Subject to Relevant Authorities Approval). Fresh Lease. Available: Aug 2013.	\$7 psf	Nil	80K Neg	 Viewing Preference: Flexible - 1 day Advance Notice
CC7	Ang Mo Kio	HDB Shophouse Approx. 1600 Sqft (Pte Landlord)	Premise + Business. Cosy & Prominent. Fairly New Renovation. Current Capacity: 18 (Upstairs Only and Potential to Increase at Downstairs) Fully Equipped. Children Base: 10. Lease Expire: Aug 2013. Immediate.	6680 (\$4.10 psf)	Nil	50K Neg	  Viewing Preference: Mon - Fri: > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC9	Sin Ming Road	Light Industrial 4631 Sqft.	Premise Only Bare Unit. Good Shape (Rectangular). Ground Level. Immediate. (Subject to Relevant Authorities Approval).	\$3.80 psf	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
CC5	North	31/2 Storey Detached House.	Property Only Property For Sale with Approved Change of Use -	Nil	Nil	Nil	 Viewing Preference:

		L: 6103 Sqft BI: 6146 Sqft. Tenure: 99years	Childcare/Kindergarten & Student Care. Capacity: 89 Asking: \$3.8 Millions (@Valuation)				Sun: Between 2pm to 4pm By Appt Only
CC6	District 13	HDB Void Deck Approx. 3950 Sqft	Premise + Business Fully Operational. Full Compliance. On Going Business. Capacity: 72 Current Base: 44 Include Infant. Lease Expire: April 2014. Immediate.	14,100 (\$3.60 psf)	589	430K Neg	 Viewing Preference: Sat: After 2pm Sun: Flexible - By Appt Only
CC1	Central Financial District	Commercial Unit. Ground Level. Approx. 1846 Sqft	Premise + Business. Fully Operational. On Going Business. Full Compliance. Exclusive. Provide Only Infant Care Services. Opportunity for Space Expansion and Allow Childcare Services. Cater for Office Working Parents. Capacity: 19 Current Base: 16 Babies. New Lease.. Immediate.	10,707 (Include Maint. & Service Charges/Air Con)	1846	60K Neg	 Viewing Preference: Mon to Fri: >7pm. Sat: 2pm and Sun: Flexible (1 Day Advance Notice)
CC8	District 28	Commercial Shop Space 2584 Sqft	2) Franchise + Premise + Business Newly Set Up Infant & Childcare Centre. Capacity: 43 Childcare & 5 Infants. Lease Expire: October 2017.	7500 (\$2.90 psf)	Nil	200K Neg (Inclusive Franchise Fees)	 Viewing Preference: Mon - Fri: > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC4	Bukit Timah Road. (Grandstand Vicinity)	2Storey Landed. Land Approx. 2800Sqft Built In: Approx: 2300 Sqft	Premise + Business Profitable!! Fully Operational. Capacity: 55 Current Children Base 53. Tenancy Lease Expire: Dec 1016.	15K	Nil	500K Neg	 Viewing Preference: Mon - Fri: After 7pm Sat: After 2pm & Sun: Flexible - By Appt

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
KG2	Choa Chu Kang	HDB Commercial Unit. Approx. 5802 Sqft	Franchise + Business Profitable & "Auto Pilot" Under a Franchise of 35 years old Reputable Establishment (>50 Pre Sch spanning across Singapore, China, Malaysia, Indonesia and Banglades) provide first- rate education and care to children. Full support in curriculum research and development, teacher training. Centre equipped with 8 Classrooms. Approved capacity: 155 per session. Currently operate in 2 sessions with 212 children base. A1 Upkeeping. Located in a densely populated estate. Lease expire: April 2014. Immediate.	13,500	3181	620K Neg	 Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg Kindly leave your name, company name, contact number and brief profile of yourself or your company.
PS2	Upper Thomson Road (Thomson Plaza Vicinity)	Shophouse Ground Level 1279 Sqft.	Premise + Business Glass Frontage. FSSB Cleared. New Renovation. Good Up Keeping. 3 Classrooms + Reception Area. Provides Pre-School and Enrichment Programmes. Current Base 27. Tenancy Expire: Nov 2014.	3700	Nil	Premise + Business 35K Neg Premise Only \$20K Neg	 Viewing Preference: Mon - Fri: After 6pm Sat: After 4pm & Sun: Flexible - By Appt
KG3	Yio Chu Kang	MCST Condo. Approx. 750 Sqft.	Premise + Business Kindergarten Set Up Operating in Condo. Development. Provide Kindergarten & Enrichment Services to Resident & Non Resident. Open Concept with Attached Lavatory.Playground @ Doorsteps and Spacios Outdoor Area. Safe and Conducive Environment. Lease Expire: Dec 2015	1550 (Include Maintenance & Utilities)	NIL	150K Neg.	 Viewing Preference: Mon to Fri: After 3pm and Sat / Sun: Flexible (1 Day Advance Notice)
PS1	Woodlands	Woodlands Neighbourhood Shopping Centre. 600 Sqft Landlord: HDB	Premise + Business Rare!!! Good Glass Frontage. FSSB Cleared. MOE Registered. New Renovation. A1 Up Keeping. 3 Classrooms +	3700	287	90K Neg	 Viewing Preference:

			Reception Area. Provides Pre-School and Enrichment Programmes. Current Base 28. Tenancy Expire: April 2015.				Mon / Wed / Thurs / Sat & Sun: After 1.30pm Tues & Fri: After 5.30pm. (1 Day Advance Notice)
KP1	Marine Parade Central	Commercial Unit. Ground Level. 3216 Sqft.	Premise Only Rare !!! Sizeable Area in A1 Location. Good Frontage. Prominent. Ground Level. Suit All Education Related Trade. (Subject to Relevant Authorities Approval). Fresh Lease. Available: Aug 2013.	7 psf	Nil	80K Neg	 Viewing Preference: Flexible - 1 Day Advance Notice)

Student Care							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
SC7	Guillemard / Mountbatten Rd	Ground Level. Approx. 1650 Sqft	Prominent. Conveniently Located. Within Walking to School. 6 Classrooms. Provides Student Care Services. Student Base: 45. Lease Expire: July 2015. Immediate.	4300	Nil	70K Neg	 Viewing Preference: Mon to Fri < 12pm Sat & Sun: Flexible (1 Day Advance Notice)
SC3	Bukit Timah	Ground Level @ Residential Building (Next to Shopping Mall. Approx. 2500 Sqft	Pls Refer KGI (Kindergarten) for more details. Childcare / Student Care Approved Sites.	Nil	Nil	Nil	
SC4	Bukit Panjang (Vicinity of Green Ridge Shopping Centre)	HDB CD Shelter Ground Level Approx. 1829 Sqft.	Renovated with 3 Classrooms + Dinning Area. Provide Student Care (33) and Tuition (12) Services. Tenancy Lease Expire: End June 2015..Near Pri School. Immediate.	3400	270	60K Neg.	 Viewing Preference: Mon/ Wed & Fri > 7pm Sat & Sun: Flexible (1

							Day Advance Notice)
SC1	Old Airport Road / Guillemard Road	Community Building. Approx. 1284 Sqft.	Just a Stone's Throw Away from a Primary School. Safe & Convenient. Open Concept Layout. Self Contained, Lavatories. Provide Student Care Service. New Start Up. Student Base 8. Growth Potential. Tenancy Lease Expire: Dec 2015. Immediate.	5137	Nil	28K Neg	 Viewing Preference: Mon to Fri: < 10am or after 7pm. Sat & Sun: Flexible (1 Day Advance Notice)

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
ER3	Upper Thomson Road (Thomson Plaza Vicinity)	Private Shophouse (2nd Level) Approx. 1341 Sqft	Within the Famous Education Cluster. Good Visibility. 2 +1 Classrooms + Reception. Focus Mainly in Pri. & Sec. Maths (Franchise) with English & Science Subject. Student Base: 50 Subject Count: 57. New Lease.	Enrichment	2.6K (1st Year) 2.8 (2nd Year)	Nil	25K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
ER2	Bishan Street 24	Neighbourhood Mini Centre Approx. 700 Sqft (Pte Landlord)	Full Compliance with FSSB & MOE. Well Positioned in Mini Centre Education Hub. Practically Eracted with 3+1 Classrooms + Reception Area and Built-In Lavatory. Provide Pri & Sec Sch Tuition & Enrichment Services. English, Maths & Science. Student Base: 86 Subject Count: 96, (Optional to Continue with Maths	Enrichment	2100	Nil	75K Neg	 Viewing Preference: Mon To Fri: < 2pm. Sat & Sun: >5pm. (1 Day Advance Notice)

			Franchise Program). Lease Expire: Jan 2015.					
T13	Bukit Batok Central (Bukit Batok MRT Station)	Public Building. 1141 Sqft	Good Awareness. Provides Primary & Secondary School Tuition Services. Current Student Base 95. Lease Expire: Aug 2014. Immediate.	Tutorial	3111	Nil	20K Neg	 Viewing Preference: Mon To Fri: < 4pm. Sat & Sun >1pm. (1 Day Advance Notice)
T11	Marine Parade	Commercial Unit. Approx. 3487 Sqft 1044 Sqft (Tenanted)	A) Business Only Established & Reputable (16 Years Old in Tuition Industry). Profitable (2 Years ROI). Well Managed & Growth Potential (On All Weekdays Timing). Practically Renovated (18 Classrooms + Warm and Welcoming Reception Area + Office) B) Business + All Properties	Tutorial	Own Property	1788 539	Business Only 100% Shares for \$ 1.18 Million Neg Business + All Properties 8.5 Million Neg	  Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg Kindly leave your name, company name, contact number and brief profile of yourself or your company.
T17	Yishun (Kahtib MRT Station)	HDB Commercial Shop. #02 Level. Approx. 617 Sqft (Pte Landlord)	FSSB Cleared. 3 Classrooms + Reception Area. Provide JC, Sec. & Pri. School Tuition. Student Base 51 and 84 in Terms of Subject Taken. . Mainly Primary Student. Lease Expire: Nov 2015. Immediate.	Tutorial	2255	Nil	30K Neg.	 Viewing Preference: Mon To Fri: < 12pm. Sat & Sun >5pm. (1 Day Advance Notice)
T10	Yishun	HDB Shophouse (Ground Level) Approx.810 Sqft (Pte Landlord)	Full Compliance with FSSB & MOE. Eracted with 3 Classrooms + Reception Area. Provide Pre School, Primary & Secondary School Tuition Services. English, Maths, Science & Chinese Subject. Student Base: 157 Subject Count: 218. Near School. Lease Expire: Sep 2014. Immediate.	Tutorial	4005	Nil	50K Neg	 Viewing Preference: Mon To Fri: < 2pm. Sat > 5.30pm & Sun: >1pm. (1 Day Advance Notice)

T2	Toa Payoh	HDB Shophouse Approx. 1500Sqft	Newly Set Up Centre. 2 Classrooms + Reception. Provide Enrichment for Pre Schooler, Tuition for Primary and Secondary School with Student Base of 35. Tenancy Expire: Dec 2014. Note: 2nd Level remain as Living Quarters Tenanted at \$2K Monthly.	Tutorial & Enrichment	6000	Nil	22K Neg	 Viewing Preference: Mon To Fri: > 1.45pm - 2.45pm & Sun: < 12pm. (1 Day Advance Notice)
T1	Tampines	Neighbourhood Shopping Mall Approx. 1398 Sqft (Pte Landlord)	Profitable!! "Auto Pilot". Well Positioned in Mini Centre Education Hub. Good Size. 7 Classrooms + Reception Area. Good & Width Glass Frontage. Provide Pri & Sec Sch Tuition Services. Lease Expire: Dec 2014 (New Lease).	Tutorial	6300	Inclusive	80K Neg	 Viewing Preference: Mon To Fri: Before 2pm. Sat & Sun: After 4.30pm. (1 Day Advance Notice)

Franchise							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
F1	Bukit Batok	HDB Commercial Unit. Approx. Approx. 950 Sqft	Enrichment Franchise: Pofitable!!! 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. 2 Classrooms. Cosy Ambience with Existing Student Base of (50). Immediate. Tenancy Lease Expire: June 2014.	1712	173	70K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

Linguistics / Others							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
BFS1	Nil	Nil	Renowned Science Establishment. Exclusive & Unique Science Program for Sale. 12 Years Experience. Curriculums Designed and Created for Children Age Between 5 to 12 Years	Nil	Nil	Consider Any Reasonable Offer. Include Intellectual Property (IP)	

Old. (In Line with MOE Syllabus for P3 to P6) Using a Multi- Sensory and Inquiry-Based Approach. Holistic Hands-On Program with 2000 Activities. Outreached Programme for Events, Fairs, Workshops & Schools. Featured in Media. More Info at: www.sciencebuddies.com.sg

Premises Only

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
PA20	Ang Mo Kio Central (Ang Mo Kio MRT Station)	Commercial Shop Space. Approx. 4800 Sqft.	(Subject to Relevant Authorities Approval) Centrally Located. Bare Unit. Available: Jan 2014	7.5 psf	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PA18	Depot Road	HDB Neighbourhood Shopping Mall Approx. 4700 Sqft	Bare Unit. NO CHILDCARE & KINDERGARTEN. Suit Others & Education Related Trade	Nil	4500	2000	80K Neg	 Viewing Preference: Flexible. (1 day Advance Notice)
PA23	Seng Kang East Ave (Anchorvale Rd)	HDB Commercial Unit (Ground Level) Approx. 1211 Sqft	FSSB Cleared. MOE Registered. Renovated. Fully Fitted with 5 Classrooms + Reception Area / Holding Area. Self Contained with Lavatory. Lease Expire: Feb 2016. Immediate.	Nil	6000	Approx. 220	88K Neg	 Viewing Preference: Mon / Tues / Thurs / Fri: < 1pm. Sat & Sun: > 6.30pm. Wed: Flexible (1 day Advance Notice)
PA22	Toa Payoh (Braddell MRT Station)	Commercial Space. Public Building. Ground Level. Approx. 1130 Sqft.	FSSB Cleared. A1 Up Keeping. Renovation 1 Year. Practically. 5 Classrooms + Store + Reception Area. Fully Furnished with Student Table & Chair. Lease Expire: Oct 2016. Fresh Lease. Immediate.	Nil	4775 (1st & 2nd year) 5281 (3rd Year)	Nil	50K Neg	 Viewing Preference: Weekday: Between 1pm to 2.30pm. (1 Day Advance Notice)

PA21	Jurong West Ctral (Boon Lay MRT Station)	HDB Commercial Approx. 1500 Sqft	Centrally Located. Fully Fitted with 4 Classrooms + Lavatory. Lease Expire: June 2016. Immediate.	Nil	4300	251	150K Neg	 Viewing Preference: Mon to Fri: Befor 3pm (1 Day Advance Notice)
PA19	Upper Thomson Road (Thomson Plaza Vicinity)	Private Shophouse (2nd Level) Approx. 1341 Sqft	Within the Famous Education Cluster. Good Visibility. 2 +1 Classrooms + Reception. Fresh Lease. Immediate.	Nil	2.6K (1st Year & 2.8K (2nd Year)	Nil	20K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA13	Serangoon Road (Approx. 600 Meter Away from PIE)	Shophouses 2nd Level (2 Units) Total Area Approx. 2800 Sqft (Pte Landlord)	Spacious Interior. 5 Classrooms + Reception Area. Current Trade: Education. Near Primary School. Lease Expire: Dec 2014.	Nil	2750 for (2 Units)	Nil	25K Neg	 Viewing Preference: Mon to Fri < 5pm. Sat & Sun > 4pm (1 day Advance Notice)
PA16	Queentown (Queentown MRT Station)	HDB CD Shelter 1582 Sqft	MOE Registered. FSSB Cleared. New Renovation. Fully Fitted with 4 Classrooms + Reception Area / Holding Area. Good Up Keeping. Lease Expire: Sep 2014. Immediate.	Nil	2900	236	48K Neg	 Viewing Preference: Tues to Fri < 12pm. Sat & Sun > 5.30pm. Mon: Flexible. (1 day Advance Notice)
PA14	Upper Thomson Road (Thomson Plaza Vicinty)	Private Shophouse (2nd Level) Approx. 1300 Sqft	High Demand Area. Fully Fitted with 3 +1 Rooms + Pantry + Lavatory & Spacious Reception Area / Holding Area. Good Up Keeping. Current Trade: Tuition Centre. Lease Expire: June 2014 or New Lease Available. Immediate.	Nil	3400	Nil	18K Neg	 Viewing Preference: Flexible (1 day Advance Notice)

PR2	Parkway Centre (Mcdonald's Blk)	Commercial Building / Pte Landlord a) 1130 Sqft TAKEN b) 732 Sqft c) 1184 Sqft d) 829 Sqft TAKEN	All units come with 2 months RENT FREE Fitting out period upon taking possession. Well known Education Hub in East !!	6 psf Neg	Nil	Nil	Nil	TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
PA11	Sembawang Shopping Centre	Commercial Unit. Approx. 915 Sqft.	Rare !!! Good Frontage. Suit All Education Related Trade. (Subject to Approval). Lease Expire: Aug 2014. Immediate	Nil	6862 (Inclusive of Maint/A&P)	Nil	\$1	TAKEN Viewing Preference: Flexible - 1 day Advance Notice
PA12	Punggol (Punggol MRT Station)	Commercial Unit. Approx. 126 Sqft. Ground Level	Tutor's Choice. Rare!!! Within MRT Station. Approved for Education. Classroom Size. Lease Expire: Nov 2014 with an Option to Renew for another 3 Years.	Nil	774	126	50K Neg	SOLD Viewing Preference: Thurs: 11am & Sun: 3pm - 1 day Advance Notice
PA10	Tampines	HDB CD Shelter Approx. 1970 Sqft Ground Level	See to Believe it !!! Prominent. Along the Main Road. Practically Renovated. 4 Classrooms + Reception Area. A1 Up Keeping. FSSB Cleared. Assignment include Custom made Furnishing. Located at Densely Populated HDB Estate. Walking Distance 2 Secondary and 1 Primary School. Lease Expire: Mar 2014. Immediate.	Nil	3300	290	98K Neg	SOLD Viewing Preference: Mon - Fri: Before 4pm and Sun: After 5pm. (1 Day Advance Notice)
PR6	Jurong East (Chinese Garden MRT Station)	HDB Shophouse Ground Level Approx. 850 Sqft.	Bare Unit. Suit Education Related Trade. Immediate.	6500 Neg	Nil	Nil	Nil	TAKEN Viewing Preference:

								Flexible - 1 day Advance Notice
PA9	Marine Parade Central	Commercial Unit. Ground Level. 3216 Sqft.	Rare !!! Sizeable Area in A1 Location. Good Frontage. Prominent. Ground Level. Suit All Education Related Trade. (Subject to Relevant Authorities Approval). Fresh Lease. Available: Aug 2013.	Nil	7 psf	Nil	80K Neg	 Viewing Preference: Flexible - 1 day Advance Notice
PA7	Jurong East Ctral (Jurong East MRT Station)	HDB Commercial Unit Approx. 2939 Sqft	Rare!!! Fairly New Renovation. F/Fitted. 6 Classrooms with Furnishing. Well Known Education Hub in the West. HDB Lease Expire: May 2014	Nil	6600	639	40K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA6	Parkway Centre (Mcdonald's Blk)	Commercial Building (Pte Landlord) Approx. 829 Sqft	Practically Renovated. A1 Up Keeping. With Furnishing. FSSB Cleared. F/Fitted. 4 Classrooms + Reception. Current Lease Expire: May 2014. New Lease Available. 2 Months Rent Free Fitting Out Period. Immediate. Well known Education Hub in East !!	5K Neg	Nil	Nil	18K Neg.	 Viewing Preference: Wed/Thur & Fri: Between 2pm to 5pm. Sat & Sun <10am or >6.30pm (1 Day Advance Notice)
PR1	Parkway Centre (Mcdonald's Blk)	Commercial Building (Pte Landlord) Approx. 1044 Sqft	FSSB Cleared. F/Fitted. 2 Classrooms + Reception + Holding Area + Pantry. New Lease. Immediate. Well known Education Hub in East !!	5700 Neg	Nil	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)
PA5	Yishun (Kahtib MRT Station)	HDB Commercial Space #02 Level. Approx. 1275 Sqft	Rare!!! Conveniently Located. Ideal for Office or Education Trade. HDB Lease Expire: End Nov 2013. Assignment with Existing Sub Tenant (1/2 Shop) Monthly Rental @ \$2050 and Lease Expire at End Nov 2013.	Nil	3000	Nil	48K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PR4	Ang Mo Kio Ctral (Ang Mo Kio MRT Station)	HDB Commercial Space (Pte Landlord) Approx. 3200 Sqft	Suit Education Related Trade. Rare!!!	11psf	Nil	Nil	Nil	 Flexible (1 Day Advance Notice)

PR3	Tampines Ctral (Tampines MRT Station)	HDB Commercial Building (Pte Landlord) Approx. 9640 Sqft	Suit Education Related Trade. Rare!!!	12 psf	Nil	Nil	Nil	TAKEN Flexible (1 Day Advance Notice)
PA4	Parkway Centre (Mcdonald's Blk)	Commercial Building (Pte Landlord) Approx. 827 Sqft	FSSB Cleared. A1 Upkeeping. F/Fitted with Furnishing / Security System / Children & Teachers Data Base. 3 Classrooms + Reception + Store. New Lease. Immediate. (Ready Sub Tenant taken 1 Classroom @ \$1,200 /Month. Lease Expire Nov 2013) Well known Education Hub in East !!	Nil	4500	Nil	5K Neg	TAKEN  Viewing Preference: Flexible (1 Day Advance Notice)
PA1	Woodlands Neighbourhood Shopping Centre	HDB Neighbourhood Shopping Mall Approx. 333 Sqft	Bare Unit with Water Point Glass Frontage. . Regular Shape. Column Free. Tenancy Lease Expire: Jan 2015. Immediate.	Nil	3000	266	80K Neg.	SOLD Viewing Preference: Mon To Fri: > 4.30pm Sat & Sun: Flexible (1 Day Advance Notice)
PA2	Choa Chu Kang	Recreation Complex Approx. 1100 Sqft	Free Public Awareness. Prominent. Good Frontage. Renovated with 4 Classrooms + Reception Area. (Optional: Ready Sub Tenant). Lease Expire: Dec 2013.	Nil	2846	113	25K Neg	SOLD Viewing Preference: Mon/Tues & Sun: Flexible. Sat After 4pm (1 Day Advance Notice)
PA3	Woodlands Neighbourhood Shopping Centre	(Pte Landlord) Approx. 420 Sqft	Bare Unit with Attached Lavatory. Good Frontage. Lease Expire: Oct 2013. Immediate.	Nil	5121	Nil	8K Neg	TAKEN Viewing Preference: Flexible (1 Day Advance Notice)

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.