



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



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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 (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
CC47	Sembawang Road	Single Storey Bungalow. Land Approx. 8469 Sqft Built In Approx. 2124 Sqft	Premise + Business For Takeover. Profitable!!! Childcare Centre Located in Mixed Estate of Landed, Condo and HDB. Current Configuration: 4 Classrooms + Office + Kitchen Area + Multi - Purpose Hall + Activity Area and Spacious Outdoor Area. Capacity: 43 Children. Current Base 49. Lease Expire: Jun 2016. Prominent and Easy Access. Immediate.	10,000	Nil	450K Neg	 Viewing Preference: Wed > 7.30pm Sat: > 4pm. Sun: 1,30pm to 3pm (1 Day Advance Notice)
CC45	Jurong West	HDB Void Deck. Approx. 3928 Sqft	For Takeover - Franchise + Premise + Business	7,800	644	750K Neg	 Viewing Preference:

			Profitable Childcare Centre. Capacity: 74 Childcare Base: 77. Lease Expire: Sep 2015. Immediate.				Mon - Fri > 7pm. Sat > 2pm. Sun: Flexible (1 Day Advance Notice)
CC40	Woodlands	HDB Void Deck. Approx. 3810 Sqft	Premise + Business For Takeover. Profitable!!! Fully Operational. Capacity: 79 Current Base: 70 Good Catchment. Located at Densely Populated HDB Estate. Lease Expire: May 2016. Immediate.	10,350	550	1 Million Neg	 Viewing Preference: Mon To Fri: > 7pm Sat: > 2pm & Sun: Flexible (1 Day Advance Notice)
CC44	Katong / Mountbatten	Shopping Mall Approx. 4833 Sqft	For Rent - Premise Only Potential Sites for Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Available: 1st Jan 2016.	3.80 psf Neg	Nil	Nil	 Viewing Preference: Mon - Sat: Flexible (1 Day Advance Notice)
CC38	Upper Thomson Road	B1 Light Clean Industry. Approx. 10,000 Sqft	For Rent - Premise Only Potential Sites for Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Immediate.	3.80 psf Neg	Nil	Nil	 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC16	District 28	Commercial Shop Space 2,584 Sqft	For Takeover - Franchise + Premise + Business Profitable & Newly Set Up Infant & Childcare Centre. Capacity: 43 Childcare & 5 Infants. Base: 36. Lease Expire: October 2017.	2.90 psf (\$7,500)	Nil	480K Neg (Inclusive Franchise Fees)	 Viewing Preference: Mon - Fri > 7pm. Sat > 2pm. Sun: Flexible (1 Day Advance Notice)
CC39	Jurong East	HDB Void Deck.	Premise + Business For Takeover.	9300	750	900K Neg	

		Approx. 4542 Sqft	Profitable!!! Fully Operational. Capacity: 90 Current Base: 92 Good Catchment. Located at Densely Populated HDB Estate. Lease Expire: Feb 2016. Immediate.				Viewing Preference: Mon To Fri: > 7pm Sat: > 2pm & Sun: Flexible (1 Day Advance Notice)
CC35	Robertson Walk	Commercial Building. Approx. 8511 Sqft	For Rent - Premise Only Potential Sites for Infant Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Available: Aug 2015.	7psf Neg 1% GTO	Nil	Nil	 Viewing Preference: Flexible (2 Days' Advance Notice)
CC41	Seng Kang	2 Storey Semi - Detached. Land: Approx. 3,500 Ssqft Built Up: Approx. 4200 Ssqft	Premise for Rent. Approved Childcare Sites for Rent. Surrounded by Densely Populated HDB and Condominium. Available: 1/1/2016. New Lease.	\$15K Neg	Nil	Nil	 Viewing Preference: Flexible (3 Day Advance Notice)
CC31	Sembawang	B1 Light Clean Industry. Approx. 4479 Ssqft	For Rent - Premise Only Change of Use Approved for Childcare / Kindergarten Trade. (Subject to Licensing Approval) Bare Units. Immediate.	1.50 psf Neg	Nil	Nil	 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC37	Paya Lebar	2 Storey Bungalow. Land Size Approx. 6480 Ssqft	Premise Only For Takeover. Newly and Fully Set Up Childcare Centre, Capacity Estimated: 50 Childcare. Big Outdoor Play Area. Surrounded by Landed / Condominium & HDB Estate. Lease Expire: Feb 2018.	9000	Nil	180K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)

CC34	Yio Chu Kang	Semi Detached. Land Area: 3577 Sqft (3 Storey)	Premise + Business For Takeover. Rare!!! Fully Operational. Capacity: 61 Current Base: 29. Premises with Garden for Outdoor Play. A1 Up keeping. Strategically Located in Mixed Estate (Landed/ Condominium & HDB). Lease Expire: Aug 2016. Immediate.	6,500	Nil	450K Neg	 Viewing Preference: Mon - Fri > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC33	D14	B1 Light Clean Industry Tenure: 60 Years. Balance 41 Years Approx. 4940 Sqft	For Sale - Property Only Property For Sale with Approved Change of Use - Childcare Centre. Capacity: 95 Child & 9 Infants. Spacious Open Play Area. Tenanted at 11K. Lease Expire: Oct 2015. Asking: \$2.2 Millions	Nil	Nil	Nil	 Viewing Preference: Flexible (3 Days Advance Notice)
CC30	Jurong West	HDB Void Deck 3,552 Sqft	For Takeover - Premise Only Approved Childcare Centre. Current Capacity: 70 Children. Available: Mid March 2015. Lease Expire: July 2015	8,000	588	490K	 Viewing Preference: Mon - Fri > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)
CC28	North	31/2 Storey Detached House. L: 6,103 Sqft BI: 5,700 Sqft. Tenure: 99years	For Sale - Property Only Property For Sale with Approved Change of Use - Childcare/Kindergarten & Student Care. Capacity: 89 Asking: \$4.4 Millions	Nil	Nil	Nil	 Viewing Preference: Sat > 3pm or Sun: Flexible (1 Day Advance Notice)
CC29	Choa Chu Kang	HDB Void Deck. 4,090 Sqft	For Takeover - Premise + Business. Fully Operational!!! Provide Childcare Services. Capacity: 81 Current Base: 38. Lease Expire: July 2015. Immediate.	9,500	650	550K Neg	 Viewing Preference: Mon - Fri > 7pm Sat: > 2pm. Sun: Flexible (1 Day Advance Notice)

Kindergarten / Pre School							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
PS1	Tampines (Neighbourhood Mall)	Commercial Building (Pte) Approx. 990 Sqft	Approved. Well Established & Profitable Enrichment Centre (14 years). 2 classrooms + office. Existing students' base 50. MOE registered. FSSB cleared. Provide enrichment, speech dramas, phonetics etc. Lease expiring Dec 2015. Immediate.	5,600	Nil	130K Neg	 Viewing Preference: Weekday >6pm Sat: > 2pm & Sun: Flexible (1 Day Advance Notice)
PS2	Ang Mo Kio	Public Building. Approx. 750 Sqft	Profitable. Pre-School Enrichment Centre. . Student Base: 33 Fully fitted and nicely renovated with 3 rooms. Lease Expire: Dec 2017. Immediate.	3050 (Include SCC)	Nil	55K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PS3	Woodlands	HDB Shophouses (Pte Landlord). Approx. 850 Sqft	MOE Registered. Fully Equipped and Operational. Provides Pre School Education & Enrichment. Children Base 28. Lease Expire: Oct 2015. New Lease. Immediate.	2,050	Nil	48K Neg	 Viewing Preference: Weekday >5pm. Sat & Sun: Flexible (1 Day Advance Notice)
KG14	North	31/2 Storey Detached House. L: 6103 Sqft BI: 5700 Sqft. Tenure: 99years	For Sale - Property Only Property For Sale with Approved Change of Use - Childcare/Kindergarten & Student Care. Capacity: 89 Asking: \$4.4 Millions	Nil	Nil	Nil	 Viewing Preference: Sat > 3pm or Sun: Flexible (1 Day Advance Notice)

Student Care

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
SC41	Tampines	HDB Pte Shophouse Approx. 750 sqft	Provide Preschool / Enrichment / Student Care service. Fitted 2 classrooms + Reception Area. Lease expire : Nov 2015	3300	Nil	25K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
SC42	Tampines	HDB CD Shelter. Approx. 1765 Sqft. Ground Level	FSSB Cleared. Renovated with 3 Classrooms + Spacious Reception Area. Near White Sands Primary School. Surrounded by Densely Populated HDB Estate. Provides Student Care Services. Student Base: 7. Safe Drop- Off Point. Growth Potential. Lease Expire: Aug 2017.	3,550	299	48K Neg	 Viewing Preference: Mon to Fri: > 7.30pm. Sat: & Sun: Flexible (1 Day Advance Notice)
SC37	Jurong West	HDB CD Shelter. Approx. 2077 Sqft	On Going Business. Provides Student Care Services. Student Base: 33. Near School. Growth Potential. Lease Expire: Dec 2017.	2750	338	55K Neg	 Viewing Preference: Mon to Fri: > 7.30pm. Sat & Sun: Flexible (1 Day

							Advance Notice)
SC33	Jurong West	HDB CD Shelter. Approx. 3746 Sqft	Near Primary School. Surrounded by Densely Populated HDB Estate. 4 Classrooms + Office. Student Base: 35. Growth Potential. Lease Expire: May 15.	2,950	609	48K Neg	 Viewing Preference: Mon to Fri: > 7.30pm. Sat: > 3.30pm & Sun: Flexible (1 Day Advance Notice)
SC31	Bt. Panjang	Public Building. 2 Separate Units (Same Business Owner) Total Approx. 1800 Sqft	Surrounded by Densely Populated HDB Estate. Provides Student Care Services coupled with Enrichment Programs. Student Base (2 Units): 73 Students. Fully Operational. Lease Expire: Dec 15 & Sep 16. Availble: 1/1/15.	7388	713	88K Neg	 Viewing Preference: Sat: > 12pm & Sun: Flexible (1 Day Advance Notice)

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
T65	Bukit Batok	HDB Commercial Unit. Approx. 1400 Sqft	FSSB Cleared. 4 Classrooms. Mini Central. HDB Estate.Provides Pri & Sec School Tuition. Student Base (50).	Nil	2,200	253	75K Neg	 Viewing Preference:

			Lease Expire: June 2017					Flexible: (2 Days' Advance Notice)
T58	Jurong West	HDB Shophouses (2nd Level) Approx. 850 Sqft	Provides Primary and Secondary Tuition Services. 3 Classrooms + Lavatory + Reception Area. Student Base: 90. Lease Expire: April 2017. Immediate.	Tutorial	3200	Nil	48K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
T50	Bukit Batok Central (Bukit Batok MRT Station)	Public Building. 495 Sqft	Good Awareness. Provides Primary & Secondary School Tuition Services. Current Student Base 23. Lease Expire: Sep 2017 with an Option to Renew for another 3 Years. Immediate.	Tutorial	2971	193	15K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
T62	Jurong East	HDB Shophouses (Ground Level) Approx. 700 Sqft	FSSB Cleared & MOE Registered. Eracted with 3 Classrooms + Reception Area. Provide Tuition for Pre Schooler to Secondary School. Near School. Student Base 23. Subject Count: 30. Lease Expire: Dec 2016. Immediate.	Tutorial	2300	Nil	40K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
T52	Jurong West St 51	HDB Commercial. Approx. 1081 Sqft.	MOE Registered. Renovated with 3 Classrooms + Reception Area + Lavatory. Provides Primary Tuition for English / Maths & Science Subject. Student Base: 53 and 108 Subject Counts. Lease Expire: July 2017. Immediate.	Tutorial	1700	190	60K Neg	 Viewing Preference: Mon / Thurs & Sun: Flexible (2 Days' Advance Notice)
T44	Choa Chu Kang	HDB CD Shelter. Approx. 2000 Sqft	Profitable!! 4 Classrooms + Office. Existing Students Base 300. (Subject Count 376). Provide Primary / Secondary & Junior College Tuition Services. Near Schools. Lease Expire: Jan 2017. Immed.	Tutorial	3900	326	290K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)

T49	Sembawang / Yishun	Shophouses / Ground Level. Approx. 1100Sqft	Excellent Frontage. Good Visibility. Easy Access. MOE Registered. FSSB Cleared. Eracted with 3 Classrooms + Reception Area. Specialised in All Level Chinese Language. Stuent Base: 92. Lease Expire: Mar 2016. Immediate.	Enrichment	4800	Nil	80K Neg	 Viewing Preference: Mon & Tues: Flexible. Wed to Fri: Before 12.30pm Sat & Sun: After 8pm
T48	Ang Mo Kio	Public Building. Approx. 750 Sqft	Profitable. Pre-School Enrichment Centre. . Student Base: 33 Fully fitted and nicely renovated with 3 rooms. Lease Expire: Dec 2017. Immediate.	Enrichment	3050 (Include SCC)	Nil	55K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T33	Ang Mo Kio Ave 4	HDB Shophouse Approx. 606 Sqft (Pte Landlord)	Tutors' Choice. MOE Registered. 2+ 1 Classrooms. Existing StudentsBase (13). Cater Pri & Sec Sch Tuition Services. All Subject. Good Frontage. Face Carpark. Near May Flower & CHIJ St. Nicholas Girls' Sch. Food Centre & Market. Lease Expire: March 2015. Immed.	Tutorial	3000	Nil	15K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)
T43	Bukit Batok / Bishan / Hougang / Tampines / Redhill /	HDB Commercial & Public Building	Established & profitable enrichment chain (5 branches) with trade mark certification in Singapore for complete takeover. Centre incorporated with new technology to simulate an	Enrichment	Approx.16K	Nil	5.8 Million Neg	

		optimum learning experience for students coupled with strong team of core instructors and proven curriculum. Centre are ongoing engaged by mainstream schools to conduct in-house training to their students. The programmes cater to students of different abilities from Kindergarten to Junior College. Centre has achieved numerous prestigious competition and excellent track record within Singapore- Asia Pacific region. In addition, Centre has published a series of competition books written by the experience instructors to introduce to the young enthusiasts and for students to practice. Centre has also invested significantly in Information Technology (IT) in the area of in-house on line student registration, management system and courses deliveries such as online tutorial.				Expression of Interest Strictly by Email to:  pinhan@michaeltan.com.sg or  d27home@gmail.com Kindly leave down your name, company name, contact number and brief profile of yourself or your company.
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Franchise							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
F5	Upper Thomson Road	Pte Commercial Unit. Approx 1500 sqft	Enrichment Franchise: Under a Franchise of Reputable Establishment. Fitted with 3 Classrooms & Reception Area. FSSB Cleared. Lease Expire : Dec 2016	3200	NIL	38K Neg	SOLD Viewing Preference: Mon, wed, Thur & fri: < 2pm or after

							7.30pm Tue & Sun : Flexible. (1 Day Advance Notice)
F3	Upper Thomson (Sin Ming)	HDB Shophouses. Approx. 650 Sqft	Enrichment Franchise: Under a Franchise of Reputable Establishment (28 Branches in Singapore) . Wide Range of Specialise Resources from Pre Sch to Tertiary Studies. Full Training/Support/ Materials. Set Up with 2 Classrooms. Lease Expire: Nov 2016.	3200	Nil	38K	 Viewing Preference: Flexible. (2 Days' Advance Notice
F2	Sembawang / Yishun	Shophouses / Ground Level. Approx. 1100Sqft	Enrichment Franchise: Excellent Frontage. Good Visibility. Easy Access. MOE Registered. FSSB Cleared. Eracted with 3 Classrooms + Reception Area. Specialised in All Level Chinese Language. Stuent Base: 90. Lease Expire: Mar 2016. Immediate.	4800	Nil	80K Neg	 Viewing Preference: Mon & Tues: Flexible. Wed to Fri: Before 12.30pm Sat & Sun: After 8pm
F1	Ang Mo Kio Central	HDB Shophouses. Approx. 800 Sqft	Enrichment Franchise: Under a Franchise of Reputable Establishment (28 Branches in Singapore) . Wide Range of Specialise Resources from Pre Sch to Tertiary Studies. Full Training/Support/ Materials. Open Concept Set Up. Cosy Ambience with Existing Student Base of (35). Immediate. New Lease.	3,000	Nil	40K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

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

L3	Bukit Batok St 21	HDB Shophouses. Ground Level. Approx 300 Sqft	Open Concept. Home Base Environment. Provides Chinese Tuition from Pre Schooler to Sec School. Student Base: 30 Students. Fresh Lease. Immediate.	1800	Nil	15K	 Viewing Preference: Flexible (1 Day Advance Notice)
Edu2	Tanjong Pagar Vicinity (Tanjong Pagar MRT Station)	Commercial Building. Approx. 2174 Sqft	CPE Registered. FSSB Cleared. Edutrust Under Renewal. 4 Classrooms (53 Student Capacity), Configurable as 2 Seminar Halls. Modern Conceptreception Area, Meeting Room, Library Room, Staff Room and Manager Office. Newly Renovated with Trade Equipments (Interactive Teaching Boards, Computers, CCTV and Copiers) with Existing Student Base. Partnership with LCCI Courses. Exclusive Use of Staff Lavatory. Lease Expire: June 2016	10K (Include Utilities Charges)	Nil	500 Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
MS1	Novena (Novena MRT Station)	Commercial Building. Approx. 1250 Sqft	Music School Rare! Established Music School for Takeover. FSSB Cleared. A1 Up Keeping. Practically and Cosy Renovated with 5 +1 Studios + Reception + Pantry and Lavatory Area. Major in Piano and Violin with the Student Base of 45. New Lease.	5000	Nil	100k Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)

Premises Only

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (S\$)	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
PA82	Havelock Road Towards Beo Crescent.	HDB Shop (Ground Level) Approx. 350 Sqft	Tutor's Choice. Renovated. 2 Classrooms + Reception Area. Good Upkeeping. Fresh Lease. Immediate.	Nil	2900	Nil	12K Neg	 Viewing Preference: Flexible. (1 Day Advance Notice)
PA83	Pasir Ris	HDB Commercial	Rare!!!! Fully Fitted with 6 Classrooms + Spacious	Nil	4650	379	60K Neg	

		Unit. Approx. 2183 Sqft.	Reception. Self Contained with Lavatories. FSSB Cleared. New Air Conditional. Immediate. Lease Expire Feb 2017.					 Viewing Preference: Flexible. (1 Day Advance Notice)
PA77	Bukit Timah (Newton Vicinity)	Pte Commercial Building. Approx. 650 Sqft	Renovated with 3 Classrooms + Office. Near Good School. Private (Condo & Landed) Estate. Lease expire: April 2016	Nil	5,600	Nil	No Takeover Fees	 Viewing Preference: Mon - Fri: 3pm to 6pm Sat: 10am to 4pm. (1 Day Advance Notice)
PA71	Serangoon Ave 2	HDB Shophouses Ground Level Approx. 340 Sqft	Tastefully and Practically Renovated. Modern. Reception + Pantry Area with 1 Good Size Classroom Minimum 18 Seats. 100% Move In. new Lease. Immediate.	Nil	2456	Nil	20K Neg	 Viewing Preference: Mon, Wed & Fri: Before 5pm (1 Day Advance Notice)
PA85	Bt Timah Area (near Beauty world MRT)	Pte Commercial Building. Approx. 900 Sqft	FSSB Cleared. Renovated with 3 Classrooms.	Nil	4K	Nil	\$30K	 Viewing Preference: Flexible (1 Day Advance Notice)
PA70	Upper Bukit Timah. (Within the Condo)	Pte Shophouses. Approx. 1060 Sqft (2 Units)	URA Approved for Commercial School also Ideal for Internet Cafe with Water Point. Fully Renovated. Fresh Lease.	4K	Nil	Nil	Nil	 Viewing Preference: Flexible. (2 Days' Advance Notice)

PA79	Tampines Street 43	HDB Shophouses 2nd Level. Approx. 750 Sqft	Renovated. 2 Classrooms. & Admin Area. Immediate. New Lease.	Nil	2,800	Nil	12K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA73	Bukit Batok	HDB Commercial Unit. Approx. 1400 Sqft	FSSB Cleared. 4 Classrooms. Mini Central. HDB Estate. Lease Expire : June 2017	Nil	2,200	253	50K Neg	 Viewing Preference: Flexible: (2 Days' Advance Notice)
P4R03	Bedok North	HDB Shophouses Ground Level. Approx. 723 Sqft	Renovated. Tuition Setting. 3 Classrooms. Good Up Keeping. False Ceiling. Air Con. Flooring. Immediate.	4300 Neg	Nil	Nil	Nil	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA47	Bukit Timah (Next to Coronation Plaza)	Shopping Mall 2574 Sqft.	Fully & Practically Renovated with 8 Classrooms. FSSB Cleared. Near Elite Schools. Lease Expire Aug 2016. Availability: 1st Nov 2015.	Nil	22K	Nil	50K Neg	 Viewing Preference: Flexible. (3 Days' Advance Notice)
PA60	Serangoon Garden	Commercial Building . Approx. 1155 Sqft	Single Storey Ground Floor. Mini Education Hub. Near School. Immediate.	4 psf Neg	Nil	Nil	Nil	 Viewing Preference: Flexible. (1 Day Advance Notice)

PA80	Yishun (Khatib MRT Station)	HDB Commercial Building. Approx. 811 Sqft	Rare! Existing Tuition Centre. Practically Renovated with 3 Good Size Classrooms + Reception Area. Bare Unit. Lease Expire July 2017.	Nil	1700	165	35K Neg	 Viewing Preference: Mon to Fri: > 5pm Sat & Sun: 12pm to 6pm (1Day Advance Notice)
PA67	Jurong West	HDB CD Shelter Approx. 2850 Sqft	Good Frontage. FSSB Cleared. Renovated. 5 Classrooms + Admin & Reception Area. A1 Upkeeping. Immediate.	Nil	2900	350	35K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)
PA43	Sixth Ave (Bukit Timah)	Shophouses. Approx. 1900 Sqft	Potential Sites for Tuition & Enrichment. (Subject to Relevant Authorities Approval) Bare Units. Availability: 3 Months from the Date of Commitment.	4psf Neg	Nil	Nil	Nil	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA49	Beach Road	HDB Shophuses Approx. 1076 Sqft	2nd Level - Living Quarters. Trading Area - FSSB Cleared. MOE Registered. Renovated with 2 Classrooms. Lease Expire: May 2017	Nil	1963	103	120K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)
PA74	Bukit Timah (Newton Vicinity)	Pte Commercial Building. Approx. 500 Sqft	FSSB Cleared. Renovated with 3 Classrooms. Near Good School. Private (Condo & Landed) Estate. Lease expire: Dec 2016	Nil	2,800	Nil	50K Neg	 Viewing Preference: Flexible: (2 Days' Advance Notice)

PA64	Tiong Bahru Vicinity	HDB Shophouses. Approx. 600 Sqft	Tuition Setting. 2 Classrooms + Reception Area. F/Fitted. New Lease.	3200	Nil	Nil	60K Neg	 Viewing Preference: Flexible. (2 Day Advance Notice)
PA62	Tampines	HDB CD Shelter. Approx. 1600Sqft	Bare Unit. Near School. Lease Expire: Dec 2015.	Nil	3588	260	35K Neg Commission Apply	 Viewing Preference: Flexible. (1 Day Advance Notice)
PA68	Toa Payoh	HDB Shophouse. Ground Level. Approx. 610 Sqft	Renovated. 2 Classrooms. Immediate. Fresh Lease.	4K	Nil	Nil	Nil	 Viewing Preference: Flexible. (3 Days' Advance Notice)
PA66	Tampines Street 23	HDB Commercial Unit. Approx. 942 Sqft	FSSB Cleared. Renovated. 5 Classrooms + Reception Area & Lavatory. Good Up Keeping.	Nil	1800	156	35K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)
PA63	Pasir Ris	HDB CD Shelter. Approx. 2228Sqft	Bare Unit. Near School. Lease Expire: Sep 2015.	Nil	4981	350	35K Neg Commission Apply	 Viewing Preference: Flexible. (1 Day Advance Notice)

PA51	Ang Mo Kio Ave 4	HDB SHophouses Pte Landlord. (Ground Level) Approx. 743 Sqft	Pre School Setting. Open Concept with Sliding Partition. Small Common Outdoor Area for Children Play. New Lease.	Nil	3300	Nil	15K Neg	 Viewing Preference: Flexible. (1 Day Advance Notice)
PA46	Jurong East (Chinese Garden MRT Station)	Ground Level Shop. Approx. 1710 Sqft	Potential Sites for Tuition & Enrichment. (Subject to Relevant Authorities Approval) Bare Units.	12K Neg	Nil	Nil	Nil	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA65	Jurong West Street 51	HDB Commercial Unit. Approx. 1216 Sqft	Renovated. 4 Classrooms + Spacious Reception Area + Lavatory. Lease Expire: Oct 2015.	Nil	1800	201	30K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)
PA50	Upper Thomson (Sin Ming)	HDB Shophouses. Approx. 650 Sqft	Ground Level. Renovated with 2 Classrooms. Near School. Lease Expire: Nov 2016.	Nil	3200	Nil	18K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)
PA4R01	Parkway Centre (Marine Parade)	Commercial Unit 732,829,1184 & 1356 Sqft	Education Hub @ East Bare Unit. Immediate. 2 Months Fitting Out (FOC) Period. Smaller unit with FSSD, 3 Classrooms. New Lease.	6 psf Neg.	Nil	Nil	Nil	 Viewing Preference: Mon to Sun: Flexible (1 day Advance Notice)
PA52	Goldhill Plaza (Novena MRT Station)	Pte Commercial Building. Approx. 1200 Sqft	Tuition Setting. 4 Classrooms + Reception Area. Self Contained, Lavatory. New Lease.	Nil	4380	Nil	30K Neg	 Viewing Preference: Flexible. (1 Day Advance Notice)

PA56	Serangoon / Yio Chu Kang	Pte Shophouses Unit. (2nd Level) Approx. 1200 Sqft.	Huge Open Concept Classroom Lease Expire: Oct 2016.	Nil	2600	Nil	12K Neg	 Viewing Preference: Flexible. (1 Day Advance Notice)
PA61	Tampines Street 23	HDB Commercial Unit. Approx. 942 Sqft	FSSB Clered. 4 Classrooms + Admin Area + Lavatory. Well Kept.	Nil	1700	2	38K Neg	 Viewing Preference: Flexible. 2 Days' Advance Notice
PA59	Tampines	HDB CD Shelter. Approx. 1700Sqft	Bare Unit. Near School. Lease Expire: Nov 2015.	Nil	3500	200	40K Neg Commission Apply	 Viewing Preference: Flexible. (1 Day Advance Notice)
PA54	Tampines Street 23	HDB Commercial Unit. Approx. 942 Sqft	3 Classrooms + Admin Area + Lavatory. Lease Expire: May 2016.	Nil	1700	156	35K Neg	 Viewing Preference: Tues To Fri: 2pm to 3pm. (1 Day Advance Notice)
PA48	Hougang Ctral (Hougang MRT Station)	HDB Commercial Approx. 850 Sqft	Fully Fitted. 3 Classrooms with Reception Area. Lease Expire: Aug 2016	Nil	1900	105	75K Neg	 Viewing Preference: Flexible. (2 Days' Advance Notice)
PA55	Tampines Street 23	HDB Commercial Unit. Approx. 963 Sqft	2 Big Classrooms + + Lavatory. Lease Expire: Aug 2016.	Nil	1750	160	35K Neg	 Viewing Preference: Tues To Fri: 2pm to 3pm. (1 Day Advance Notice)
PA58	Woodlands	HDB CD Shelter. Approx. 2077Sqft	Bare Unit. Near School. Lease Expire: Aug 2015.	Nil	4000	220	70K Neg	 Viewing Preference:

								Flexible. (1 Day Advance Notice)
PR15	Jalan Bt Merah. (opposite ABC mkt)	HDB Shophouse Ground Level (Pte Landlord) Approx. 850 Sqft	Bare unit. Near Bt Merah Secondary School, Gan Eng Seng Primary School and Henderson Secondary School. Ample Parking. Immediate.	3,800	Nil	Nil	Nil	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA38	West Coast	HDB Shophouses Ground Level. Approx. 721Sqft	Newly and Practically Renovated Tuition Premises with 4 Classrooms + Reception Area. Glass Frontage. Immediate.	Nil	3000	Nil	38K Neg	 Viewing Preference: Mon / Wed / Thurs / Fri: Flexible. Sun > 4pm (1 day Advance Notice)
PA45	Siglap Drive	Retail Shop. Ground level. Approx. 1800Sqft	Good Frontage. Fairly new Renovation. FSSB Cleared. 3 Classrooms + Office and Outdoor Area. Immediate.	Nil	3600	Nil	No Takeover Fee (Commission Apply)	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA44	Parkway Centre (Marine Parade)	Commercial Building. Area Approx. 1130 Sqft	Nicely renovated with 4 classrooms. Installed with CCTV even in all rooms.	Nil	6780 (\$6 psf)	Nil	20K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA37	Ang Mo Kio	HDB Shophouses. Approx. 1200 Sqft (Pte Landlord)	FSSB Cleared. A1 Up Keeping. Renovated with 4 Classrooms + Reception + Holding Area. Lease Expire Mar 2015. Immediate.	Nil	4320	Nil	30K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)

PA42	Sembawang (Sembawang MRT Station)	Pte Commercial Approx. 670 Sqft	Fully Fitted. FSSB Cleared. 3 Classrooms. Lease Expire: Nov 2016	Nil	6700 (\$10 psf)	Nil	30K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA35	Parkway Centre (Marine Parade)	Commercial Building Approx. 1356 Sqft	FSSB Cleared. MOE Registered. Renovated. 4 Classrooms. Available: 1st Nov 14. Lease Expire: New Lease.	8136 Neg (6 psf)	Nil	Nil	No Takeover Fee (Commission Apply)	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA41	Ang Mo Kio Central	HDB Shophouse Approx. 800Sqft	Approved Enrichment Centre. FSSB Cleared. Centrally Located. New Lease. Immediate.	Nil	3000	Nil	28K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PR11	Hougang Ave 1	HDB Shophouses Approx. 1883 Sqft	Bare unit. Convenient parking space. Residence neighbourhood estate with good catchment. Near Paya Lebra Methodist Girls School. Immediate.	6,000 (3.1 psf)	Nil	Nil	Nil	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA34	Bukit Timah Rd (Coronation Plaza)	Shopping Mall. Approx. 1033 Sqft	FSSB Cleared. MOE Registered. New Renovation. 4 Classrooms. Available: 1st Oct 14. Lease Expire Jan 2016.	Nil	7,500	Nil	8K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)

PA39	Taman Jurong	HDB CD Shelter 1,819 Sqft	Bare Unit. Suit Education Related Trade. Available: Immediate.	Nil	2,800	300	20K Neg (Commission Apply)	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PR12	Tanglin Road	Public Building. Approx. 5113 Sqft.	Bare Unit. Suit Education Related Trade. Available: Feb 2015	51,000 Neg. (10 psf)	Nil	Nil	Nil	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
PA40	Tampines	HDB CD Shelter. Ground Level Approx. 1900 Sqft	Renevated with 3 Classrooms. Availiity: Immediate	Nil	4200	Approx. 320	12K Neg (Commission Apply)	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)

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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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