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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 is the list of learning centres which are available for assignment, sale & lease.
Please feel free to give me a ring for a non-obligatory discussion or viewing.

Looking forward to your support!

Thank you.

Infant & Childcare

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
CC91	Chai Chee Road	Business Park. Approx. 6,900 Sqft.	For Rent - Premise Only Bare Unit. Surrounded with HDB & Pte Properties. Retail Shops, F&B just within walking distance. Immediate. (Subject to Relevant Authorities Approval)	\$24,840 Neg \$3.60 psf	Inclusive		TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
CC97	Ang Mo Kio	B1 Light Clean Industry Building	For Takeover - Business + Premise	13,910 (\$3.7 psf)	Inclusive	400K Neg	

		Approx. 3,788 Sqft (2 Units)	Profitable!!! Newly Set Up Childcare. Max. Capacity: 58 Children. Fully Operational with Children Base of 39. Good Facing. Ground Level. Easy Dropped Off. Lease Expire: Jun 2019. Immediate.				 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC100	Clementi / West Coast	Mixed Development, Approx. 1970 Sqft	Takeover - Premise + Business Newly & Fully Operational Childcare Centre. Capacity 52 Children Base: 4. Densely Populated HDB & Pte Estate. Lease Expire: Sep 2021. Immediate.	9,800	Nil	68K Neg	 Viewing Preference: Mon - Fri > 7pm. Sat > 2pm. Sun: Flexible (1 Day Advance Notice)
CC93	Woodlands	B1 Light Clean Industry Building Approx. 5564 Sqft (1862 / 1851 / 1851 Sqft) 3 Units	For Rent - Premise Only Bare Units. Good Froatge. Walking Distance to Housing Estate. Immediate. .Subject to Relevant Authorities Approval .Immediate.	\$17,800 Neg (\$3.20 psf)	Inclusive		 Viewing Preference: Flexible (1 Day Advance Notice)
CC89	Redhill / Bukit Merah	B1 Light Clean Industry Building Approx. 3,036 Sqft	For Takeover - Business + Premise Turnkey Business. A1 Up Keeping. Capacity: 50 Childcare. 23 (Jan 19). Mid Range School Fees. Ground Level. Easy Dropped Off. Good Frontage. Lease Expire: Oct 2020. Immediate.	14,725 (\$4.80 psf)	Inclusive	288K Neg	 Viewing Preference: Mon to Fri: > 7.30pm Sat: > 2pm & Sun: Flexible Flexible (1 Day Advance Notice)

CC92	Gambas Crescent (Woodlands / Sembawang)	B1 Light Clean Industry Building Approx. 7190 Sqft (2524 / 2336 / 2400 Sqft) 3 Units	For Rent - Premise Only Bare Units. Good Froatge. Walking Distance to Housing Estate. Change of Use Approved. Immediate.	\$18,694 Neg (\$2.60 psf)	Inclusive		 Viewing Preference: Flexible (1 Day Advance Notice)
CC95	Jurong West	Landed. Approx. 3778 Sqft	For Takeover - Premise Only Approved for Childcare / Kindergarten. Childcare Capacity: 69 Children. Fresh Lease. Availability: To be Discussed.	6K	Nil	120K Neg	 Viewing Preference: Mon to Fri: > 7.30pm Sat: .2pm & Sun: Flexible (1 Day Advance Notice)
CC74	Ang Mo Kio	B1 Light Clean Industry Building Approx. 4629 Sqft (2 Units)	For Takeover - Business + Premise Newly Set Up Childcare. Max. Capacity: 59 Children. Fully Operational with Children Base of almost 30% Filled. Good Facing. Ground Level. Easy Dropped Off. Lease Expire: Jan 2019. Immediate.	11,000	Nil	120K Neg	 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC87	Woodlands	B1 Light Clean Industry Building Approx. 3,412 Sqft	For Rent - Premise Only Rare!! Never Before!! Save Up all Hefty Renovation Cost, Complicated Compliance Process and Time. Apply License and Start Enrolment. Fully Complied and Renovated - CHILDCARE	6,000 Neg (\$1.76 psf)	Inclusive		 Viewing Preference: Flexible (1 Day Advance Notice)

			SETTING- Capacity: Est. 50 Children. Fresh and Long Lease Possible. Immediate.				
CC80	Bukit Batok	B1 Light Clean Industry Building Approx.1938 Sqft	For Takeover - Business + Premise Good Upkeeping. Max. Capacity: 39 Children. Fully Operational with Children Base of 18 Filled. Good Facing. Ground Level. Easy Dropped Off. New 5 Years Lease. Immediate.	7,050	Nil	128K Neg	 Viewing Preference: Mon - Fri: >7.30pm Sat: >2pm & Sun: Flexible (1 Day Advance Notice)
CC84	Serangoon Road (Vicinity of Mustafa Ctr) (Farrer Park MRT Station)	Commercial Building. Approx. 8000 Sqft	For Takeover - Business + Premise Fully Operational. High Human Traffic Extensively Renovated.. Capacity: 127 (Infant & Childcare). Base: 48. Lease Expire: Jan 2021. Immediate.	48K	Nil	128K Neg	 Viewing Preference: Mon - Fri: >7.30pm Sat: >2pm & Sun: Flexible (1 Day Advance Notice)
CC78	Woodlands	B1 Light Clean Industry Building Approx. 3,200 Sqft	For Takeover - Business + Premise Fairly New Set Up. A1 Up Keeping. Childcare. Estimate Capacity 55: Children. Fully Operational with Children Base of 45 Filled. Good Facing. Ground Level. Easy Dropped Off. Prominent. Fresh Lease. Immediate.	9,500	Nil	300K Neg	 Viewing Preference: Mon - Fri: >7.30pm Sat: >2pm & Sun: Flexible (1 Day Advance Notice)

CC81	Bukit Timah	Resi / Commercial Usage. Ground Level. Area: Approx: 2,024 Sqft.	Childcare Approved Premise for Sale Tenure: 99 Leasehold Current Trade: Children Mthly Rental Ave: \$6.75K Lease Expire: Oct 2019 Enclaved in Mid to High End Estate. Conveniently Located. Easy Access. Next to Shopping Mall. Asking: 4.65 Million Neg	Nil	Nil	Nil	 Viewing Preference: Flexible (3 Day Advance Notice)
CC82	Choa Chu Kang	Public Building Approx. 1918 Sqft	For Takeover - Infant Care Business + Premise Newly Set Up. (<2 months) . Capacity 25; Babies. Fully Operational with 3 Babies. Condisive. Lease Expire Sep 2020. Immediate.	5,888	748	118K Neg	 Viewing Preference: Mon - Fri: >7.30pm 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
KG32	Jurong West	Ground Level. Approx. 2077 Sqft.	Seeking Partner / Management Team Turnkey Business. Fully Operational Kindergarten. A1 Upkeeping. Max. Capacity: 46 Per Session. Full Compliance. Current Base: 29. Immediate.	2,800	365	65K Neg	 Viewing Preference:

			Lease Expire: 31/12/20				Mon to Fri: After 7pm Sat & Sun: After 2pm (1 Day Advance Notice)
KG37	Jurong West	Landed. Approx. 3778 Sqft	For Takeover - Premise Only Approved for Kindergarten / Childcare. Childcare Capacity: 69 Children. Fresh Lease. Availability: To be Discussed.	6K	Nil	120K Neg	 Viewing Preference: Mon to Fri: > 7.30pm Sat: .2pm & Sun: Flexible (1 Day Advance Notice)
KG36	Novena / Balestier	Pte Commercial Building. Approx. 2,500 Sqft.	Premise + Business For Takeover. Tastefully and Practically Renovated. Newly Approved Kindergarten. Fully Operational. 3 Bright and Spacious Classrooms with Plenty of Natural Light Source. Exclusive / By Itself Entire Floor Plate with Lift Landing. Warm and Welcoming Reception. Capacity: 69 Per Session. Current Base: 5. Encompassed in Upper Middle to High End Housing Estate. Lease Expire: Nov 2020. Immediate.	15K	Nil	300K Neg	 Viewing Preference: Mon to Fri: > 5.30pm. Sat & Sun: Flexible. (1 Day Advance Notice)
PS8	Yishun Ring Road	HDB Shophouses. Approx. 800 Sqft	Premise + Business For Takeover. FSSB Cleared. 2+1 Classrooms. Cater for Pre School, Tuition & Enrichment Services. Student Base: 25. Well Kept. Growth Potential. Lease	3500	Nil	18K Neg	 Viewing Preference:

			Expire April 2019. Immediate.				Weekday: Tues & Fri after 1pm. Sat & Sun: After 12pm. (1 Day Advance Notice)
PS10	Upper Bukit Timah (Beauty World MRT Station)	Mixed Development. Shop. Approx. 1100 Sqft	Premise + Business For Takeover. FSSB Cleared. 2 Goods Size Classrooms. Cater for Pre Schooler (Daily Programs) & Enrichment Services. Children Base: 11. Good Up Keeping. Growth Potential. Lease Expire April 2019. Immediate.	5.500	Nil	50K Neg	 Viewing Preference: Weekday: After 4pm. Sat & Sun: Flexible (1 Day Advance Notice)
KG34	Woodlands	B1 Light Clean Industry Building Approx. 3,412 Sqft	For Rent - Premise Only Rare!! Never Before!! Save Up all Hefty Renovation Cost, Complicated Compliance Process and Time. Apply License and Start Enrolment. Fully Complied and Renovated - CHILDCARE SETTING- Capacity: Est. 50 Children. Fresh and Long Lease Possible. Immediate.	6,000 Neg (\$1.76 psf)	Inclusive		 Viewing Preference: Flexible (1 Day Advance Notice)
PS9	Yishun Ave 7	Pte Residential Building.Ground Level. Approx.1087 sqft	Premise + Business For Takeover. FSSB Cleared. Cater for Pre School & Enrichment Services. Student Base: 17. Surrounded housing estate & Pte properties. Well Kept. Growth	8,000	Nil	68K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)

			Potential. Lease Expire July 2018. Fresh Lease. Immediate. .				
KG33	Bt Timah (Vicinity of Bt Timah Plaza)	Single Storey Bungalow House. Land Approx. 4,672 Sqft	For Takeover - Premise Only Rarely Available!!! Approved for Kindergarten. . Newly Set Up with Outdoor Play Area. Fully Air Con. Cosy Environment. Approved Capacity: 50 Children Per Session. Surrounded by Landed and Condominium (Mid to High End Cluster). Fresh Lease. Immediate.	6,000	Nil	188K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
KG28	Tiong Bahru Vicinity	HDB Shophouse 1st & 2nd Floor (1,250 Sqft) Pte Owner	Premise + Business For Takeover. Well Renovated with 4 classrooms and reception area. FSSB Clear. MOE Registered Enrichment / Kindergarten Lease Expiring Dec 2017 Near to eateries / market / MRT	\$9000	Nil	\$250K Neg.	 Viewing Preference: Weekdays after 6pm, Sat after 5pm, Sun: Flexible (1 Day Advance Notice)
KG31	West Coast / Pasir Panjang	Commercial Building. Land: Approx. 18,000 Sqft. Built Up: Approx. 2100 Sqft	For Rent - Premises Only Existing Kindergarten Setting. Max. Capacity: 60 Children Per Session. Full Compliance. Immediate. Fresh Lease. Subject to Relevant Authorities Approval and Relicensing.	16,800 Neg (\$8 psf)	Nil		Viewing Preference: On or after 20/10/17 - To be Confirmed. (1 Day Advance Notice)

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
SC60	Tanjong Katong Road	Commercial Shop. Approx. 1000 Sqft (Ground Level)		5,000	Nil	150K Neg	 Viewing Preference: Weekdays 9am to 12pm or after 7pm. Sat & Sun: Flexible (1 Day Advance Notice)
SC59	Tampines (Tampines East MRT Station)	HDB Commercial. Approx. 1000 Sqft	Pls Refer SL6 (Sublease (Premisess & Classroom) for more details	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
SC57	Tampines (Tampines West MRT Station)	HDB Shophouses. Approx. 1000 Sqft	FSSB Cleared. 3+1 Classrooms + Spacious Activities Area. Well Kept. Student Base 15. Growth Potential. Near MRT & Schools. Fresh Lease. Immediate.	3000	Nil	38K Neg	 Viewing Preference: Weekdays 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
T95	Parkway Centre	Commercial Building Approx. 730 Sqft	Nicely renovated . Fully Fitted. 3 Classrooms + Office & Reception Area. Student Base: 14. Enclaved in densely populated HDB, Condo and landed Estate. FSSD Cleared. Immediate.	Tutorial	3,800	Inclusive	40K	 Viewing Preference: 1 Day Advance Notice
T94	Bt Timah.	Commercial Building. Approx. 1000 Sqft.	Profitable!!! Well Established. 16 Years in Education Industry. Specilaise in Normal & Higher Chinese. Proprietary Teaching Materials. Provides Pre Sch to Secondary School Tuition & Enrichment Services. Strategically Located. Near Elite School. Avenge 100 Subjects Per Term of all Levels. Lease Expire: Nov 2020. Immediate.	Tutorial	5,000	Nil	168K Neg	 Viewing Preference: Mon to Fri: > 6.30pm. Sat: > 6pm & Sun: Flexible (1 Day Advance Notice)
T92	Serangoon	HDB CD Shelter. Approx. 2200 Sqft (Assignment Eligible)	Do Not Missed!!! Established (21 Years Old in Tuition Industry). Good Reputation by Words of Mouth from Parents. Densely Populated, Surrounded by HDB Estate. Elite School within Walking Distance. Profitable (1.6 Years ROI). Well Managed & Growth Potential (Collaboration with Enrichment Service Provider). Practically Renovated 4+1 Classrooms. Provide Primary & Secondary School E/M/S/C Subjects. Approx. 280 Subjects	Tutorial	1,800	392	328K Neg.	 Viewing Preference: Mon to Fri: < 2pm (1 Day Advance Notice)

			Count. Cheap Rental. Lease Expire: May 2021. Immediate					
T90	Tampines (Neighbourhood Shopping Mall)	Commercial Building. Approx. 1398 Sqft	Practically Renovated with 7 Classrooms. Focus in Primary & Secondary Tuition. Subject Base of est 65 on E/M/S/C. Good Frontage. Condo & HDB Housing. Pri & Sec School within Walking Distance. Lease Expire Dec 2018 Immediate.	Tutorial	6,424	Inclusive	12K	 Viewing Preference: Mon & Wed: Flexible. Tue / Thurs & Fri: <2pm. Sat & Sun: > 4.30pm. (1 Day Advance Notice)
T93	Tampines	HDB Shophouse. Approx. 1000 Sqft	Newly Renovated with Computerised Management System. Fully Operational. Strategically Located. Near Elite School. Provides E/M/S/C Tuition from Primary to JC Level. Good Mixed of 66 Subjects among the Levels. Lease Expire: July 2020. Immediate.	Tutorial	5,000	Nil	35K Neg	 Viewing Preference: Mon to Fri: < 2pm Sat & Sun: > 7pm (1 Day Advance Notice)
T91	Ang Mo Kio Ave 3.	HDB Shophouses Approx. 780 Sqft	FSSB Cleared & MOE Registered. Practically Renovated with 3 Classrooms + Reception Area. Focus in Pre School, Primary & Secondary Tuition. Subject Base of 87 on E/M/S/C. Good Frontage. Near Famous Eating House. Lease Expire June 2020 Immediate.	Tutorial	4,000	Inclusive	32K Neg	 Viewing Preference: Mon to Fri : <3pm. Sat > 7pm & Sun > 4pm. (1 Day Advance Notice)

EK1	Tiong Bahru & Serangoon Ctral (Serangoon MRT Station)	HDB & Commercial Building 1,250 / 2372 Sqft.	Well established ENRICHMENT CENTRES / KINDERGARTEN for immediate takeover! Good Location/MRT. Prominent. Densely populated estates, Fully equipped and well renovated with many classrooms / reception areas MOE registered with students. Pte owners. FSSB cleared.	Pre School & Enrichment	42K (2 Units)	Nil	700K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
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Franchise							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
F12	Yishun @ Junction 9	Neighbourhood Shopping Mall Approx. 290 Sqft	For Takeover - Enrichment Business + Premise + Franchise Nicely Renovated and Fully Set Up. 2 Classrooms & Reception Area Student Base 55. Established Franchise Enrichment Programs for 4 to 12 Years Children Lease Expiring Aug 2020. Immediate!	2,600	Inclusive	70K	 Viewing Preference: 1 Day Advance Notice
F11	Pasir Ris ***** Bukit Batok (Bukit Batok MRT Station)	HDB CD Shelter. Approx. 600 Sqft ***** HDB Shophouses Approx. 750 Sqft	For Takeover - Enrichment Business + Premise + Franchise Established Franchise Branding Presence in Singapore for more than 10 years with 83 Outlets. Specialise and Focus in English, Maths & Chinese Subject Fully Operational with approx. 50 Accounts. Open Concept.. A1 Up Keeping. Within Densely Populated Estate and Overseas School. Immediate. ***** Fully Operational with approx. 100 Accounts. Open Concept.. Good Up	4000 ***** 4000	Nil ***** Nil	48K Neg ***** 68K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

			Keeping. Within Densely Populated Estate. MRT. Lease Expire: June 2020. Immediate				
F10	Novena Vicinity (Novena MRT Station)	Commercial Building Approx 1,300 sq. ft.	For Takeover - Enrichment Business + Premise + Franchise Rarely Available!!! Nicely renovated and fully set up. 4 classrooms + reception Student base 60. Established Franchise Enrichment for Pre-schoolers Lease Expiring 31st Aug 2018. Immediate!	3,,8K	Nil	45K Neg	 Viewing Preference: Mon to Wed (1 Day Advance Notice)
F6	Serangoon Vicinity	Commercial Building. Approx. 1600 Sqft	Enrichment Franchise: Rarely Available! Within densely populated HDB, landed and prestigious schools. Established Franchise Enrichment Centre for Pre-Schoolers. Fully Renovated and set up with 4 classroom/play area. Student base 90. Profitable! Lease Expiry on June 2018. Immediate.	5,600	Nil	280K Neg.	 Viewing Preference: Mon to Wed (1 Day Advance Notice)
F8	Upper Thomson Road / Ground Level	Commercial Building. Approx. 1249 Sqft	Enrichment Franchise: Rarely Available! Established Franchise Branding Presence in Singapore for 12 Years with 13 Outlets. Specialise and Focus in Pre-Schoolers and Primary School Children English Literacy. Good Visibility. Prominent. 5 Classrooms. A1 Up Keeping. Within Densely Populated Estate and Nearby Prestigious Schools. Student Base 70. Lease Expire: Sep 2018. Immediate.	6,370	Nil	28K Neg.	 Viewing Preference: Wed to Fri: Before 1pm. Sat & Sun After 6pm. (1 Day Advance Notice)

Others / Business Opportunities

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

Sub Lease (Premises / Classrooms)

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Restriction	Status
SL6	Boon Lay (Boon Lay MRT Station)	Premises HDB CD Shelter / Approx. 2000 Sqft	Seeking Education (Pre School / Tuition & Enrichment) / Training related trade to rent the premises. 2 Good Size Classrooms. Immediate.	2,000 Neg (Exclude Utilities)	Restriction: Student Care	 Viewing Preference: Flexible (1 Day Advance Notice)
SL4	Tampines Street 23	Classrooms HDB Commercial Unit. Approx. 942 Sqft	2 Big Classrooms. Seating Capacity: 25 Each Room. Suit Seminar / Education / Training related trade such as Student Care, Music, Art & Craft, Adult Training Courses. Workforce Skills Qualifications (WSQ). Immediate. Available: Mon to Fri Only Hourly / Daily / Monthly Considered	\$15 / Hour onward	Restriction: Pri & Sec E/M/S/C Tuition	 Viewing Preference: Flexible (1 Day Advance Notice)
SL1	Bukit Panjang (Fajar)	Premises HDB CD Shelter / Approx. 1500 Sqft	Seeking Education / Training related trade to rent the premises on weekday after 6.30pm and full weekends. 3 Classrooms. with total capacity of 63 students / session. Immediate.	2,200 Neg (Include Utilities)	Restriction: Student Care	 Viewing Preference: Flexible (1 Day Advance Notice)
SL8	Hougang	Premises	Seeking Education / Training related trade to rent 50% of the premises. Suit	2,200 Neg (Exclude	Restriction:	

		HDB CD Shelter / Approx. 2500 Sqft	Tuition & Enrichment Classes or Adult Training Classes.	Utilities)	Student Care	 Viewing Preference: Flexible (1 Day Advance Notice)
SL2	Jurong West Street 81	Premises HDB CD Shelter / Approx. 2700 Sqft	Seeking Education / Training related trade to rent 50% (2 Classrooms) of the premises.. Suit Student Care / Tuition & Enrichment. Immediate.	2,000 Neg	Restriction: To be discussed	 Viewing Preference: Flexible (1 Day Advance Notice)
SL7	Bukit Batok East Ave 3	HDB Commercial. Approx. 1200 Sqft	Seeking Student Care Operator. Conducive Environment. Fitted . FSSB Cleared. Well Kept. Growth Potential. Near MRT & Schools. Fresh Lease. Immediate. NO TAKEOVER FEE.	2500 Neg	Restriction: To be discussed	 Viewing Preference: Flexible (1 Day Advance Notice)
SL6	Tampines (Tampines East MRT Station)	HDB Commercial. Approx. 1000 Sqft	Seeking Student Care Tenant to Operate / Manage the Business. Ready Student Base (18). Conducive Environment. Fitted. FSSB Cleared. Well Kept. Growth Potential. Near MRT & Schools. Fresh Lease. Immediate. NO TAKEOVER FEE.	2500 Neg	Restriction: To be discussed	 Viewing Preference: Flexible (1 Day Advance Notice)
SL5	Bishan Street 23	Premises HDB CD Shelter / Approx. 2500 Sqft	Seeking Education / Training related trade to rent 50% of the premises. 3 Classrooms. Suit Tuition & Enrichment Classes or Adult Training Classes. Weekdays - After 6.30pm. Weekends - Fully day	2,500 Neg	Restriction: Student Care	 Viewing Preference: Flexible (1 Day Advance Notice)

Premises Only

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$)	Current Rental (\$)	SCC Maint. (\$)	Takeover Fees (\$)	Status
PA163	Goldhill Centre (Novena MRT Station)	Commercial Building. Approx. 3,197 Sqft (Ground Level)	MRT @ Doorsteps. Prime Location. Within Education Hub. Education Setting. 6 Classrooms + Reception & Holding Area + Lavatory + Staff Room + Store Room. Lease Expire: May 2020. Immediate	Nil	19,182 (\$6 psf)	Inclusive	28K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA166	East Coast Road	Shopping Centre. Approx. 646 Sqft	Education Setting. FSSB Cleared. 3 Classrooms. A1 Up Keeping. Fresh Lease. Immediate.	Nil	3400	Nil	20K Neg.	 Viewing Preference: Mon To Sun: Flexible. (1 Day Advance Notice)
PA165	Ang Mo Kio Ave 4	HDB Shophouses Approx. 1500 Sqft	Education Setting. FSSB Cleared (Downstairs). 2+1 Rooms. Well Kept. New lease. Immediate.	Nil	6,000	Nil	18K Neg.	 Viewing Preference: Mon To Fri: >3pm. Sat & Sun: Flexible. (1 Day Advance Notice)
PA156	Bukit Batok Ctral (Bukit Batok MRT Station)	HDB Shophouses. Approx. 800 Sqft	Education Setting. 4 Classrooms + Reception Area + Lavatory. Fire Safety Cleared. Well Kept. Lease Expire: Nov 2020. Availability: 1st Jan 2019	Nil	3,600	Inclusive	25K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)

PA152	Bukit Timah (Balmoral Plaza)	Commercial Building. Mall 1) Approx. 800 Sqft ----- 2) Approx. 980 Sqft	Education Setting. 4 Classrooms + Reception Area. Fire Safety Cleared. Good Frontage. Within the Mall, Human Crowd. Lease Expire: Mar 2019. Immediate. Sublet Considered. ----- 2) FSB Cleared. 4 Classrooms. Newly Sep Up. Office Sector. Lease Expire: Oct 2019. Immediate.	Nil	4,200 (\$5.25 psf) ----- 3288 (\$3.35 psf)	Inclusive	48K ----- 25K	 Viewing Preference: Flexible: (1 Day Advance Notice)
P4R161	Serangoon North Ave 2	HDB Shophouses Approx. 780 Sqft (2nd Level)	Partially Fitted. 3 Rooms. Newly Renovated. Surrounded with HDB Housing Estate. Amenities "Mini Ctral" Immediate. (Subject to Relevant Authorities Approval)	2,500 Neg	Nil	Nil		 Viewing Preference: Flexible: (1 Day Advance Notice)
PA138	Vicinity of Serangoon Garden	Commercial Building a) Approx. 2001 Sqft ----- b) Approx. 3728 Sqft	Located within the Education Hub. Both are Ground Level. Fresh Lease. a) Fitted with Lights and Glass Frontage. Availability: End July 17 ----- b) Bare UNit. High Ceiling 6 Meters. Best Suit Sport Activities. Avaibility: 6th July 17	\$4.30 psf a) 8,604 ----- b) 16,030	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)

P4R163	Toa Payoh Central (Toa Payoh MRT)	HDB Shophouse (2nd Level) Approx. 750 sqft	Bare Unit. Immediate Suit Commercial School Surrounded with HDB Housing Estate. Near School. (Subject to Relevant Authorities Approval for Change of Use)	3,200	Nil	Nil		
PA155	Serangoon North Ave 4	HDB CD Shelter. Approx, 2,200 Sqft. (Assignment Eligible)	Rarely Available!!! Vicinity of Elite School. Fully Fitted with 5 Classrooms + Spacious Reception Area + Pantry + Lavatories. Lease Expire: May 2021.	Nil	1,800	392	35K Neg	 Viewing Preference: Mon to Fri: < 2pm. Flexible. (1 Day Advance Notice)
PA153	Yishun	HDB Shophouses. Approx. 880 Sqft (Ground Level) Pte Landlord.	Renovated with 3 Classrooms. Tuition Setting. Immediate Lease Expire: Oct 18 (Subject to Relevant Authorities Approval for Change of Use)	4K Neg	Nil	Nil	View to Offer	 Viewing Preference: Flexible (1 Day Advance Notice)
P4R163	Jurong West Street 41	HDB Shophouses Approx. 700 Sqft (2nd Level)	Partially Fitted. Surrounded with HDB Housing Estate. Near School / Shop / Eateries. Immediate. (Subject to Relevant Authorities Approval)	1,800 Neg	Nil	Nil		 Viewing Preference: Flexible: (1 Day Advance Notice)
PA154	West Coast Area	Commercial Building. Shpping Mall 1087 Sqft	FSSB Cleared. Tuition Setting. 4 Classrooms + Reception Area. Heavy Human Crowd.	Nil	\$9 psf	Inclusive	\$28K Neg.	

			Availability: Nov 18. Fresh Lease. Within Mixed Housing Estate (Landed / Condo & HDB) Nera School.					WITHDRAWN Viewing Preference: Tue - Fri : Before 1pm (1 Day Advance Notice)
P4R160	Dempsey Road	Commercial Shop Approx. 450 Sqft	Bare Unit. Surrounded by lush greenery, dining & enrichment centre . Immediate. (Subject to Relevant Authorities Approval)	3,400 Neg	Nil	250		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)
P4R157	Bedok North St 4	HDB Shophouses Approx. 721 Sqft (2nd Level)	Partial Fitted, 2 Rooms. Surrounded with Housing Estate, near School . Suit Commercial School (Subject to Relevant Authorities Approval). Immediate.	2,200 Neg	Nil	Included		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)
P4R156	Bedok North St 4	HDB Shophouses Approx. 721 Sqft (Ground Floor)	Ground Floor shop, bare unit .Surrounded housing estate, near school . Suit for Commercial School (Subject to Relevant Authorities Approval). Immediate.	4,000 Neg	Nil	Included		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)

P4R155	Woodlands Road (Ten Mile Junction)	Shopping Mall Approx. 1173 Sqft	Bare Unit. LRT Station within the Building. MRT Station nearby. Suit Commercial School. Immediate. (Subject to Relevant Authorities Approval)	10psf	Nil	Included		 Viewing Preference: Flexible: (1 Day Advance Notice)
P4R152	Bukit Merah Central	HDB Shophouse 2nd floor (Approx.1100 sqft)	Bare Unit. Surrounded with HDB Housing Estate. Near School. Subject to Relevant Authorities Approval .Immediate.	6 psf Neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA137	Joo Chait Road	Pte Commercial Building (Approx.3210 sqft)	Renovated with air-con & Partition. Near Eateries, Landed Housing & School . (Subject to Relevant Authorities Approval). Fresh Lease. Immediate	\$12,000 nego	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
P4R15	Benncoolen Street (Bencoolen MRT Station)	Public Building (Approx.1044 sqft)	Bare Unit, MRT @ Door Steps. Vicinity Surrounded with Commercial School & Retail Shop. Immediate.Fresh Lease. Subject to Relevant Authorities Approval	6,000	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)

P4R16	Geylang Bahru (Geylang Bahru MRT Station)	Public Building (Approx.1076 sqft)	Bare Unit, MRT @ Door Steps. Vicinity Surrounded with Industrial Building & Retail Shop + HDB Estate. Immediate.Fresh Lease. Subject to Relevant Authorities Approval	5,000	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
P4R17	Upper Cross Street (Chinatown MRT Station)	Public Building (Approx.850 sqft)	Bare Unit, MRT @ Door Steps. Vicinity Surrounded with Eateries & Retail Shop. Heavy Human Traffic. Immediate.Fresh Lease. Subject to Relevant Authorities Approval	5,000	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
P4R18	Upper Changi Road East (Upper Changi MRT Station)	Public Building (Approx.667 sqft)	Bare Unit, MRT @ Door Steps. Vicinity Surrounded with Landed & Industrial Estate. Immediate.Fresh Lease. Subject to Relevant Authorities Approval	7,000	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)

P4R19	Jalan Bukit Ho Swee (Tiong Bahru MRT Station)	HDB Shop (Approx.700 sqft)	Fitted Unit, Near MRT Station . Ground Floor. Near shopping Mall & Retail shop. Immediate. Fresh Lease. Subject to Relevant Authorities Approval	4,500	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
P4R20	Mackenzie Road (Little India MRT Station)	Pte Building (Approx.915 sqft)	Fitted with Lighting & Air-con. Contained Lavatory is within the Unit. Opp. MRT Station, Suit Commercial School. Immediate. Subject to Relevant Authorities Approval	4,250 Neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
P4R158	Tampines Street 11	HDB Shophouses Approx. 900 Sqft (2nd Level)	2nd floor corner. Bare unit. HDB estate, near school, near market & food centre. Ideal for Commercial / Tuition Centre . (Subject to Relevant Authorities Approval)Immediate.	2,200 Neg	Nil	Included		 Viewing Preference: Flexible: (1 Day Advance Notice)
PA147	Toa Payoh Central (Toa Payoh MRT Station)	Commercial Building. Approx. 1000 Sqft	FSSB Cleared. Renovated with 3 Good Size Classrooms. A1 Up Keeping. Prominent. Publicity. Stone Throw Away from MRT. Fresh Lease. Available: 1/5/18	6,500 (6.50 psf)	Nil	Nil	\$25K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)

PA151	Hougnag Street 51	Commercial Building. Mall Approx. 710 Sqft	Fire Safety Cleared. Good Frontage. Within the Mall, Human Crowd. Enrichment Setting. Open Concept. Lease Expire: April 2020. Availability: Sep 2018.	Nil	4,189 (\$5.90 psf)	Inclusive	15K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
P4R159	Tampines West Central	HDB Commercial Building. Approx. 6,500 Sqft + 5000 Sqft	(Subject to Relevant Authorities Approval) UNDER ONE ROOF. Student Care / Tuition & Enrichment. Fine Art. Children's Leisure Activities. Entire level by itself. Suit all Education and related trade EXCEPTED Infant & Childcare. Tampines West Central. Good Schools and Densely Populated Estate (New Housing). Immediate.	2.20 Psf Neg.	Nil	Nil		Viewing Preference: Flexible: (1 Day Advance Notice)
PA148	Tampines Central (Tampines MRT Station)	Commercial Building. Approx. 893 Sqft	Renovated with 4 Good Size Classrooms. Prominent & Well Known Building. Ctral Air Con System. Lease Expire: June 2019. Immediate.	Nil	4,376	Nil	\$30K Neg.	 Viewing Preference: Flexible (1 Day Advance Notice)

P4R153	Bedok South Ave 3	HDB Shophouses Approx. 1500 Sqft (Whole Unit)	Renovated with 3- classrooms + 2 Toilet. P/Fitted. Near School, Housing Estate & Pte Properties . Immediate. (Subject to Relevant Authorities Approval for Change of Usse)	5,900 Neg	Nil	Included		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)
P4R09	Bukit Botok Street 11	HDB Commercial Building. Approx. 1200 Sqft	Education Setting. FSSB Cleared. 3 Good Size Classrooms + Reception + Lavatory. Within Densely Populated Estate. Fresh Lease. Immediate	3,050	Nil	Included		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)
PA151	Upper Thomson Road	Pte Shophouses. Approx. 3300 Sqft (Ground Level)	Bare Unit. Enclaved in Pte Housing Estate. Immediate. (Subject to Relevant Authorities Approval for Change of Usse)	9,000 Neg	Nil	Nil		TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
P4R10	Hougang St 61	HDB Shophouse 2nd floor (Approx. 700 sqft)	Bare Unit with 2 rooms, Good Human Traffic, Densely Populated Estate, Surrounded with HDB Housing Estate. Near School . Subject to Relevant Authorities Approval .Immediate.	2,200	Nil	Nil		TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
PA133	Brighton Crescent (Neat Serangoon Garden)	Pte Shophouse (Approx. 1000 sqft)	Bare Unit at Ground Floor. Eateries, Shops, Happening Place, Landed Housing & School. Fresh Lease. Immediate	4,500 Neg	Nil	Nil		TAKEN Viewing Preference:

								Flexible (1 Day Advance Notice)
PA152	Sembawang Road	Pte Shophouses. Approx. 1100 Sqft (2nd Level)	3-classrooms + Pantry + 2 Toilet. F/Fitted, FSSD Cleared. Near School, Housing Estate & Pte Properties . Immediate.	Nil	2,500	Nil	20K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
P4R154	Bt Timah (Beauty World Shopping Centre)	Shopping Mall. Approx. 883 Sqft	Bare Unit . MRT Station just outside the building, Suit Commercial School. Immediate. (Subject to Relevant Authorities Approval)	6,500 Neg	Nil	Nil	 Viewing Preference: Flexible (1 Day Advance Notice)	
PA141	Upper Thomson Road	Commercial Building. Approx. 1249 Sqft	Good Visibility. Prominent. 5 Classrooms. A1 Up Keeping. Within Densely Populated Estate and Nearby Prestigious Schools. FSSB Cleared. Lease Expire: Sep 2018. Available: 3 Months after Commitment.	Nil	6,370	Included	28K Neg	 Viewing Preference: Wed to Fri: Before 12pm. Sat & Sun: After 6pm. Flexible: (1 Day Advance Notice)

PA143	Novena Vicinity (Novena MRT Station)	Commercial Building Approx 1,300 sq. ft.	Renovated 4 classrooms + reception Fully set up and equipped. Good frontage/Education Hub Lease Expiring 31st Aug 2018 Immediate!	Nil	3,8K	Nil	\$25K Neg	 Viewing Preferred : Weekdays before 1pm Sat after 4pm. Sun flexible 1 day advance notice
PAR13	D10 Holland Vicinity	Colonial Building. Approx. 1151 & 4720 Sqft. Ground Level.	Approved for Commercial School. Enclave in High-End Cluster. Erected with 10 Various Sizes Classrooms + Library + Pantry + Reception + Lavatories + Office + Meeting Room + Manager & Principal's Room & Skype Room. Fresh Lease. Available: Mrch 2018	5 psf Neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA88	Pasir Ris	Shopping Mall. Approx. 792 Sqft.	Rare!!! Good Visibility. Fully Fitted with 2 +1 Classrooms. FSSB Cleared. Lease Expire: Mar 2018. Availability: Oct 2017.	Nil	6,207	Nil	25K Neg	 Viewing Preference: Mon to Fri: < 3pm. Sat & Sun: Flexible. (1 Day Advance Notice)
P4R12	Jurong East (Chinese Gdn MRT Station)	HDB Shophouse 1st & 2nd Level (Approx. 1,797 sqft)	Bare Unit Good Human Traffic, Densely Populated Estate, Surrounded with HDB & Condo. Near MRT. Available: Immediate Subject to Relevant Authorities Approval	7.2K Neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)

P4R11	Hougang Street 21 (Kovan MRT Station)	HDB Shophouse 1st & 2nd Level (Approx. 1,722 sqft)	Bare Unit Good Human Traffic, Densely Populated Estate, Surrounded with HDB & Condo. Near School / MRT. .Available: 1/5/18 Ready Sub-Tenant (\$3.3K) Subject to Relevant Authorities Approval	8.8K	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
P4R14	Bukit Timah (Beauty World MRT Station)	Shopping Mall (Approx. 1,227 sqft)	Education Setting. Fitted with 7 Classrooms . FSSB Cleared. Suit Commercial School. Fresh Lease. Immediate.	6,000	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA144	Bishan Central (Bishan MRT Station)	HDB Commercial 2,850 Sqft.	Rarely Available!!! Good Visibility. Easy Access. Fully Fitted with 7 Classrooms + Spacious Reception Area + Pantry + Lavatories. FSSB Cleared. Lease Expire: Aug 2019.	Nil	15,800	Nil	35K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 Day Advance Notice)

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