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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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Thinking of Learning Centres.....

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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                                                                                                                                           |
|---------|---------------------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| CC160   | Bt Timah (Vicinity of Bt Timah Plaza) | Single Storey Bungalow House. Land Approx. 4672 Sqft | <p><b>Takeover - Premise Only</b></p> <p>Rarely Available!!!<br/>Newly Set Up with Outdoor Play Area.<br/>Fully Air Con.<br/>Cosy Environment.<br/>Capacity: 49 Children (Class B)<br/>Surrounded by Landed and Condominium (Mid to High End Cluster).</p> | 6,700                | Nil              | 250K Neg            |  <p>Viewing Preference:<br/>Flexible (1 Day Advance Notice)</p> |

|       |                |                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |           |           |                                                                                                                                                                                                                     |
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|       |                |                                                                               | Lease Expire:<br>May 2026.                                                                                                                                                                                                                                                                                                                                                                       |                                         |           |           |                                                                                                                                                                                                                     |
| CC162 | Sembawang Area | Detached House<br><br>Land Area:<br>Approx. 5,809.<br>Built In: 1173<br>Sqft. | <b>For Takeover<br/>- Premise<br/>Only</b><br><br>Starter's<br>Choice<br><br>Capacity:<br>Childcare: 28<br><br>Approved<br>Childcare /<br>Kindergarten<br>Site.<br><br>Homely and<br>"Kampong"<br>Environment.<br>Full Set Up.<br>Spacious<br>Outdoor.<br>Enclave in<br>Densely<br>Populated<br>Condo / HDB /<br>Landed Estate.<br><br>Lease Expire:<br>April 2025<br><br>Available:<br>1/1/2024 | \$5,000                                 | Nil       | \$30K Neg | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: After 7.30pm / Sat &<br>Sun: Flexible (1 Day Advance<br>Notice)              |
| CC167 | Jurong West    | HDB<br>Commercial<br>Unit.<br><br>Approx. 1800<br>Sqft                        | <b>Takeover -<br/>Business</b><br><br>Starter's<br>Choice.<br><br>Max.<br>Capacity: 36<br>(Class B) .<br>Approx. 86%<br>Filled. Fully<br>Operational.<br>Well Kept.<br>Conducive.<br>Enclaved in<br>Mixed<br>Residential<br>Estate ( Condo                                                                                                                                                       | 8K<br><br>From<br>Jan<br>2024<br>Onward | Inclusive | 150K Neg  | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7.30pm Sat > After<br>2pm & Sun: Flexible<br><br>(1 Day's Advance Notice) |

|       |                                         |                                          |                                                                                                                                                                                                                                                                                                                                         |        |           |          |                                                                                                                                                                                                                    |
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|       |                                         |                                          | & HDB).<br>Lease Expire:<br>Jan 2024.<br>Immediate.                                                                                                                                                                                                                                                                                     |        |           |          |                                                                                                                                                                                                                    |
| CC164 | District 23<br>Hillview / Dairy<br>Farm | Landed Houses.                           | <b>For Takeover<br/>- Business</b><br><br>Located in the<br>Heart of<br>Mixed<br>Residential<br>Housing<br>Estate.<br>(Massive<br>Condo<br>Development /<br>HDB &<br>Landed)<br>Capacity: 55.<br>Current Base:<br>32 Children.<br>Fully<br>Operational<br>Spacious<br>Outdoor Play<br>Area. Lease<br>Expire: Jan<br>2024.<br>Immediate. | 14,500 | Inclusive | 220K Neg | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: after 7pm Sat: After 2pm<br>& Sun: Flexible (1 Day's Advance<br>Notice)     |
| CC153 | District 05                             | Public Building<br>Approx. 6,100<br>Sqft | <b>Takeover -<br/>Business</b><br><br>Fully<br>Operational<br>Childcare<br>Centre with<br>Exclusive<br>Outdoor Play<br>Area. Max.<br>Capacity of 68<br>(Infant +<br>Childcare).<br>Approx. 66%<br>Filled. Hold<br>Within<br>Residential<br>Estate, Largely<br>HDB. Safe and<br>Easy<br>Accessible.                                      | 14.4K  | Inclusive | 450K Neg | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7,30pm Sat > After<br>2pm & Sun: Flexible<br><br>(1 Day's Advance Notice) |

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|       |                        |                                            | Lease Expire:<br>July 2026.                                                                                                                                                                                                                                                                                    |          |           |                                                                            |                                                                                                                                                                                               |
| CC159 | East Coast / Katong    | Commercial Building.<br>Approx. 5,328 Sqft | <b>Takeover - Premise Only</b><br><br>Fully Equipped & Operational Readiness Childcare Centre for Takeover (Asset Selling). Capacity: 87 (Existing Class A & B Licence).<br><br>Located within Landed & Condominium Housing Estate. Lease Expire: Nov. 2024. Registration: Sep 2023.                           | 26,640/- | Inclusive | 250K Neg                                                                   | <br><br><b>Viewing Preference:</b><br>Mon to Fri: After 7.30pm. Sat & Sun: Flexible (1 Day's Advance Notice) |
| CC143 | Upper Bukit Timah Road | Commercial Building.<br>Approx. 2,800 Sqft | <b>Takeover - Business (without Branding) or Equity Financing</b><br><br>Growth Potential!!<br><br>Capacity: 46 (15 Infants 31 Children)<br>Current Base: 12 + 8 + (9) Filled. New Set Up. Lease Expire Aug 2025. Immediate.<br><br>Established Branding with 5 Branches in SG. 10 Years Preschool Experience. | \$13,195 | Inclusive | Max. 50% of Sale Shares<br><br>Every 10% = \$150K<br><br>"Dormant Partner" | <br><br><b>Call for Discussion</b>                                                                           |

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|       |                                                                                                                                          |                                             | Positioning at Middle High End Market.                                                                                                                                                                                                                                                                                                             |         |           |          |                                                                                                                                                                                                                 |
| CC163 | Taman Jurong                                                                                                                             | Public Building<br>Approx. 2,960 Sqft       | <b>Takeover - Business</b><br><br>Homely Environment.<br>10 years in Operation.<br>Max. Capacity of 69 Children.<br>Approx. 60% Filled. Hold Within Residential Estate, Largely HDB. Safe and Easy Access.<br>Drop Off @ Door Steps.<br>Lease Expire: Sep 2024.                                                                                    | 8,141K  | Inclusive | 280K Neg | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7.30pm Sat > After 2pm & Sun: Flexible<br><br>(1 Day's Advance Notice) |
| CC156 | District 14<br><br><b>(Aljunied MRT Station)</b><br><br> | Commercial Building .<br>Approx. 5,030 Sqft | <b>Takeover - Business with or without Brand (Franchise)</b><br><br>Awarded the Distinction of Best Literacy Programme.<br>Reputable Preschool Brand in SG with more than 10 Branches.<br><br>ECDA<br>Capacity: 117 (Infant & Childcare).<br>Approx. 25% Filled. Fully Operational.<br>Practically Renovated.<br>Exclusive Outdoor Play Area. Easy | 18,700K | Inclusive | 388K Neg | <br><br><b>Viewing Preference:</b><br><br>Mon to Fri: > 7.30pm Sat & Sun: Flexible<br><br>(1 Day's Advance Notice)             |

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|       |                |                                                                                                                            | Access. Safe Drop Off Point. Lease Expire: Jun 2024. Immediate.                                                                                                                                                                                                                                                                                                                                                                                        |           |           |                                                                                   |                                                                                                                 |
| CC161 | Pasir Panjang  | High Tech Light and Clean Industrial Building<br><br>Approx. 19,120 Sqft with Open Terrace<br><br>Sub Division Considered. | <p>Potential Site for Childcare / Kindergarten &amp; Student Care Service</p> <p>Subject to Relevant Authorities Approval.</p> <p>Lifestyle &amp; wellness-oriented business environment</p> <p>12 minutes walk to Pasir Panjang and Labrador Park MRT Stations (Circle Line). Directly connected to HortPark.</p> <p>Wide range of retail shops available within walking distance at Alexandra Retail Centre</p> <p>Availability: July 2023 (TBC)</p> | \$4.50psf | Inclusive |  | <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b></p> <p>Weekday Only: 10am to 4pm (3 Day's Advance Notice)</p> |
| CC150 | Western Region | Landed Approx. 4,306 Sqft                                                                                                  | <p>Takeover - Business and Brand (Franchise)</p> <p>Reputable Branding, Leading</p>                                                                                                                                                                                                                                                                                                                                                                    | 7K        | Inclusive | 150K Neg                                                                          |                              |

|       |                          |                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |        |           |                                                                                                                                                                                   |                                                                                                                                                                                                                      |
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|       |                          |                                                                                       | <p>Preschool<br/>Operator in SG<br/>with more than<br/>35 Branches.</p> <p>Max.<br/>Capacity: 55<br/>Children.<br/>Approx. 1/5<br/>Filled. Fully<br/>Operational.<br/>Enclaved in<br/>Residential<br/>Estate (Landed<br/>&amp; HDB).<br/>Lease Expire:<br/>Dec 2024.<br/>Immediate.</p>                                                                            |        |           |                                                                                                                                                                                   | <p><b>Viewing Preference:</b></p> <p>Mon to Fri: &gt; 7.30pm Sat &gt; After<br/>2pm &amp; Sun: Flexible</p> <p>(3 Day's Advance Notice)</p>                                                                          |
| CC158 | District 16<br>Bedok     | Semi Detached<br>House Land:<br>4819 Sqft BI:<br>Approx. 3000<br>Sqft                 | <p><b>For Takeover<br/>- Business</b></p> <p>Good<br/>Visibility.<br/>Conducive<br/>Environment.<br/>(Private &amp;<br/>HDB)<br/>Capacity: 52<br/>Current Base:<br/>12 Children.<br/>Fully<br/>Operational.<br/>Low Rental.<br/>Lease Expire:<br/>Mar 2025.<br/>Immediate.</p> <p>Selling Price<br/>includes<br/>Restoration<br/>Deposit of<br/>approx. \$160K</p> | 8,580  | Inclusive | 400K Neg                                                                                                                                                                          |  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: after 7pm Sat: After 2pm<br/>&amp; Sun: Flexible (1 Day's Advance<br/>Notice)</p> |
| CC157 | Sembawang /<br>Admiralty | High Specs<br>Light and Clean<br>Industrial<br>Building<br><br>Approx. 11,227<br>Sqft | <p><b>Potential Site<br/>for Childcare<br/>/<br/>Kindergarten<br/>&amp; Student<br/>Care Service</b></p> <p>Subject to<br/>Relevant<br/>Authorities<br/>Approval.</p>                                                                                                                                                                                              | \$5psf | Inclusive |  <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b></p> <p>Flexible (3 Day's Advance Notice)</p> |                                                                                                                                                                                                                      |

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|       |                                  |                                                      | <p>Contemporary Complex Features with Lush Landscape and Greenery, its Allows Natural Light into the Unit. Easy Access / Outdoor (Can be Created) / Safe Drop Off. Working Parents &amp; Densely Populated Residential Estate.</p> <p>Availability: Dec 2023</p> <p>Sub division can be considered.</p> |           |           |                                                                                                                                                                                                                           |                                                                                                                                                                                                                          |
| CC165 | District 23<br>(CCK / Bt. Batok) | Commercial Building.<br>Approx. 1,410 Sqft           | <p><b>Takeover - Business</b></p> <p>Fully Operational. Infant Care Centre. Max. Capacity of 22 100% Filled. Hold Within Residential Estate, Largely HDB.Great Potential.Lease Expire: Dec 2024..</p>                                                                                                   | 13K       | Inclusive | 150K Neg                                                                                                                                                                                                                  | <div>  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: &gt; 7.30pm. Sat &amp; Sun: Flexible</p> <p>(1 Day's Advance Notice)</p> </div> |
| CC154 | Bukit Batok                      | B1 Light Clean Industry Building<br>Approx.1937 Sqft | <p><b>Takeover - Premise Only</b></p> <p>Due to Relocation of Existing Business. Fully Equipped &amp;</p>                                                                                                                                                                                               | 8,600 Neg | Nil       | <div>  <p><b>Viewing Preference:</b></p> <p>Mon - Fri: &gt;7.30pm Sat: &gt;2pm &amp; Sun: Flexible (1 Day's Advance Notice)</p> </div> | <div>  </div>                                                                                                                         |



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|       |            |                                                                                  | <p>Operational<br/>Readiness<br/>Childcare<br/>Centre for<br/>Rent. Max.<br/>Capacity: 46<br/>Children.<br/>Good Facing.<br/>Ground Level.<br/>Easy Dropped<br/>Off. Fresh<br/>Long Lease<br/>Considered.<br/>Immediate.</p>                                                                                                                                                                                                                                                                                                                                                                                                              |              |     |                                                                                   |                                                                                                                                                                           |
| CC155 | Macpherson | <p>Semi Detached<br/>House Land:<br/>4832 Sqft BI:<br/>Approx. 2410<br/>Sqft</p> | <p><b>Premise Only</b></p> <p>Newly &amp;<br/>Extensively<br/>Renovated.<br/>Approved for<br/>Childcare /<br/>Kindergarten<br/>&amp; Student<br/>Care Usgae.<br/>ECDA<br/>Capacity: 46<br/>(Potential to<br/>Increase<br/>More).<br/>Regular Shape.<br/>5 Rooms +<br/>Office +<br/>Activities Area<br/>+ Wet &amp; Dry<br/>Kitchen. Big<br/>Spacious Yard<br/>&amp; Sand Pit.<br/>Located within<br/>Landed<br/>Housing /<br/>HDB (Bidadari<br/>New Estate)<br/>Estate. Fresh<br/>Lease.<br/>Immediate.</p> <p>Click to view</p> <p><b>Photos</b></p>  | 12.5K<br>Neg | Nil |  |  <p><b>Viewing Preference:</b><br/>Mon to Sun: Flexible (1 Day's<br/>Advance Notice)</p> |

|       |             |                                                          |                                                                                                                                                                                                                                                                                                                              |        |           |          |                                                                                                                                                                                                                           |
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| CC151 | District 20 | Light Clean Industrial Building (B1). Approx. 3,200 Sqft | <p><b>Takeover - Business with or without Brand (Franchise)</b></p> <p>Long Established Preschool Brand in SG with more than 10 Branches.</p> <p>Max. Capacity: 63 Children. Approx. 1/3 Filled. Fully Operational. Enclaved in Mixed Residential Estate (Landed, Condo &amp; HDB). Lease Expire: April 2025. Immediate.</p> | 11K    | Inclusive | 128K Neg |  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: &gt; 7.30pm Sat &gt; After 2pm &amp; Sun: Flexible</p> <p>(3 Day's Advance Notice)</p> |
| CC152 | Ang Mo Kio  | HDB Shophouses. Approx. 3,000 Sqft                       | <p><b>Takeover - Business</b></p> <p>Fully Operational Childcare Centre with. Max. Capacity of 59 Children. Approx. 1/4 Filled. In Addition, Centre Provides After School Care Services with Existing Base of 15 Student. Enclaved in Mainly HDB Residential Estate. Lease Expire: July 2023. Immediate.</p>                 | 10,400 | Inclusive | 200K Neg |  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: &gt; 3.30pm / Sat &amp; Sun: Flexible</p> <p>(1 Day's Advance Notice)</p>              |

## Kindergarten / Pre School

| Ref No. | Location                                                                                                                                          | Type / Area (Sqft.)                     | Description                                                                                                                                                                                                                                                                                                                                           | Current Rental (\$\$)    | SCC Maint. (\$\$) | Takeover Fees (\$\$)         | Status                                                                                                                                                                                         |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KG90    | Yishun                                                                                                                                            | HDB Commercial Unit. Approx. 1,600 Sqft | <b>Takeover - Business</b><br>Profitable!!! Established. 9 Years History. Ongoing Kindergarten Business for Sale. Capacity: 36 Per Session (Class C Licence). 90 % Filled / 2 Sessions. Rarely Available!!! Good Up Keeping. Outdoor Playground @ the Vicinity. Cosy Environment. Surrounded by Mixed Development. Lease Expire: Dec 2025. Immediate. | 5,600                    | Inclusive         | \$238K Neg                   | <br><b>Viewing Preference:</b><br>Mon to Fri: After 3.30pm / Sat & Sun: Flexible.<br>(1 Day's Advance Notice) |
| KG89    | Eastern Side / District 15                                                                                                                        | Landed. Land Approx. 4,932 Sqft         | <b>Takeover - Premise Only</b><br>Fully Equipped & Operational Readiness Kindergarten Centre for Takeover (Asset Selling). Capacity: 70 (Existing Class C Licence). Rarely Available!!! Good Up Keeping. Outdoor Play Area. Cosy Environment. Surrounded by Landed and Condominium (Mid to High End Cluster). Fresh Lease. Immediate.                 | 15K Neg                  | Inclusive         | \$120K Neg                   | <br><b>Viewing Preference:</b><br>Flexible<br>(3 Day's Advance Notice)                                        |
| PS1     | Upper Bukit Timah Road<br><b>(Beauty World MRT Station)</b><br> | Mixed Development. Approx. 753 Sqft.    | <b>Takeover - Business</b><br>Good Up Keeping. Pre School Setting. Bright. Spacious Activities Area. FSSB Cleared. Conducive Environment. Capacity: 32. Current Base: Half Filled. Encompassed in Upper Middle Housing Estate. Lease Expire: Mar 2025. Immediate.                                                                                     | 3,680/-                  | Inclusive         | \$70K for 70% of Sale Shares | <br><b>Viewing Preference:</b><br>Mon to Fri: After 4pm. Sat & Sun: Flexible (1 Day's Advance Notice)        |
| KG88    | Eastern Side / District 14                                                                                                                        |                                         | <b>Takeover - Business</b>                                                                                                                                                                                                                                                                                                                            | Fr \$32,550 (\$5.00 psf) | Inclusive         | \$400K Neg                   |                                                                                                                                                                                                |

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|  |  | Commercial Building. Area Approx. 6,510 Sqft | Reputable / Established 8 Years Branding. Ongoing Kindergarten Centre with Mainly Expatriate Children. New Renovation. Max Capacity: 138 Pax. >50% Filled. Safe and Convenient Environment. Hold Within Upper Middle End Condominium Belt. Lease Expire: Dec 2023. Immediate |  |  |  |  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: &gt; 7pm<br/>Sat &gt; After 2pm &amp;<br/>Sun: Flexible</p> <p>(1 Day's Advance Notice)</p> |
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| Student Care |             |                                           |                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                   |                                         |                                                                                                                                                                                                                        |
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| Ref No.      | Location    | Type / Area (Sqft.)                       | Description                                                                                                                                                                                                                                                                                                                                                                                                                 | Current Rental (\$\$)  | SCC Maint. (\$\$) | Takeover Fees (\$\$)                    | Status                                                                                                                                                                                                                 |
| SC80         | Bukit Batok | HDB Shophouses. Approx. 2,200 Sqft.       | <p><b>Invitation of Student Care &amp; Primary School Tuition service provider to takeover the existing operation and co-share the Premise with a Secondary &amp; JC Tuition provider.</b></p> <p>Homely and Safe Environment. Dedicated Staff. Provides Student Care and Primary School Tuition Services. Current Base: 21. Primary and Secondary School Nearby. HDB Estate. Growth Potential. Fresh Lease. Immediate.</p> | 7,300<br>(Fresh Lease) | Inclusive         | 30K Neg                                 |  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: Before 11.30am. Sat: After 6pm &amp; Sun: After 2.30pm (1 Day's Advance Notice)</p> |
| SC82         | District 22 | Commercial Unit. Area: Approx. 2,400 Sqft | <p>Low Rental &amp; High Capacity.</p> <p>Not to be Missed</p> <p>Profitable!!!! Long Established. 20 Years and Counting. Dedicated Business Owners. On Going Studnet Care &amp; Tuition Business. Current Base: 68 + 23 + Enrichmnet Immediate. Near Schools and Amenties. Lease Expire: Sep 2023.</p>                                                                                                                     | 4,100                  | 372               | <p>138K Neg</p> <p>49/51% Structure</p> |  <p><b>Viewing Preference:</b></p> <p>Mon to Fri: &gt; 7.30pm. Sat &gt; 2pm and Sun Flexible (1 Day's Advance Notice)</p>            |

| Tuition & Enrichment |                                                                                                                                   |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                      |                  |                     |                                                                                                                                                                                                             |
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| Ref No.              | Location                                                                                                                          | Type / Area (Sqft.)                      | Description                                                                                                                                                                                                                                                                                                                                                                                                               | Main Curriculum | Current Rental (S\$) | SCC Maint. (S\$) | Takeover Fees (S\$) | Status                                                                                                                                                                                                      |
| E57                  | Serangoon Road<br><b>(Farrer MRT Station)</b><br> | Shopping Mall.<br>Approx. 1,100 Sqft     | 15 Months ROI.<br>Profitable!!!<br><br>Reputable Branding Since 2005. Leading Enrichment Operator in SG with 20 Branches.<br><br>Focus in Pre School and Primary School Children Arithmetic by making it fun-filled activity using multimedia and various other teachings - learning aids.<br><br>Renovated with 4+1 Classrooms + Reception Area. FSSB Cleared. MOE Registered.<br><br>Lease Expire: Feb 2024. Immediate. | Enrichment      | 9,428                | Nil              | 150KNeg             | <br><b>Viewing Preference:</b><br><br>Mon to Fri: Before 1pm & Sun: After 4pm (1 day Advance Notice)                       |
| T56                  | Yishun                                                                                                                            | Shophouses (HDB) .<br>Approx. 1,192 Sqft | Renovated with 4+1 Classrooms + Reception Area. FSSB Cleared. Focus in Primary & Secondary School Tuition Services. (E/M/S/C) Subject Count: 70 / 40. Fresh Lease. Within Densely Populated Housing Estate. Near School. Immediate.                                                                                                                                                                                       | Tutorial        | 5K                   | Nil              | \$30K Neg           | <br><b>Viewing Preference:</b><br><br>Mon to Thurs: Before 2pm / Sun: After 3pm / Fri: Flexible: (1 Day's Advance Notice) |



Premises Only

| Ref No. | Location                                  | Type / Area (Sqft.)                 | Description                                                                                                                                                                                                                                                                                | For Rent (\$\$)          | Current Rental (\$\$) | SCC Maint. (\$\$) | Takeover Fees (\$\$)                                                              | Status                                                                                                                                                    |
|---------|-------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|-------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| P4R138  | Jurong West Ave 1                         | HDB Shophouses<br>Approx.2,034 Sqft | <p>FSSB Cleared. Practically Renovated. Well Kept. Cosy &amp; Conducive. Spacious. 6 +1 Rooms + Pantry + Lavatories. Within Densely Populated HDB Estate. Fresh Lease. Available: 15/12/2023</p> <p>Best Suit Special Needs Education / Student Care / Tuition &amp; Enrichment Trade.</p> | 8K Neg (Fresh Lease)     | Nil                   | Inclusive         |  | <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b><br/>Mon to Fri: Before 2pm. (1 Day's Advance Notice)</p>                                                |
| PA221   | Upper East Coast Road (@ Siglap Vicinity) | Shophouses<br>Approx.2,000 Sqft     | <p>Fully Compliant (URA, SCDF &amp; LTA). Newly and Practically Renovated. Well Kept. Cosy &amp; Conducive. Spacious / Open Concept. Pantry + Lavatories. Within Densely</p>                                                                                                               | 12,000 Neg (Fresh Lease) | Nil                   | Inclusive         | 50K Neg                                                                           |  <p><b>Viewing Preference:</b><br/>Flexible (1 Day's Advance Notice)</p> |

|       |                |                                               |                                                                                                                                                                                                                                                                                                                           |            |     |     |         |                                                                                                                                                           |
|-------|----------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|-----|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                |                                               | <p>Populated Private Estate. Fresh Lease. Available: 1/12/2023</p> <p>Best Suit Special Needs Education / Student Care / Tuition &amp; Enrichment Trade.</p>                                                                                                                                                              |            |     |     |         |                                                                                                                                                           |
| PA222 | Sembawang Road | Shophouses. Approx. 1,600 Sqft (Pte Landlord) | <p>Commercial School for takeover (Premises only).</p> <p>Ground floor. Full glass frontage. Fully fitted with reception area, 1 classroom, open study area, office, &amp; lavatory.</p> <p>URA &amp; FSSB Cleared. Near HDB &amp; pte property estate.</p> <p>Immediate.</p> <p>Suit Tuition &amp; Enrichment Trade.</p> | 10,500 Neg | Nil | Nil | 35K Neg |  <p><b>Viewing Preference:</b><br/>Flexible (1 Day's Advance Notice)</p> |



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| P4R134 | Marine Parade Central | <p>Parkway Centre</p> <p>A) Approx. 1,130 Sqft.</p> <p>-----</p> <p>B) Approx. 1,356 Sqft</p> | <p>Education Hub. Near Amenities. Densely Populated Estate. Fresh Lease.</p> <p>A) Bare Unit. Immediate</p> <p>-----</p> <p>B) Bare Unit. Available: 1/7/2023</p> <p>Subject to relevant Authority approval.</p>                                                  | 5,50 psf            | Nil | Inclusive |  |  <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day's Advance Notice)</p> |
| P4R137 | Tampines Central      | <p>Commercial Building. Approx. 1,796 Sqft (Pte Landlord)</p>                                 | <p>Fitted unit. Walking distance to Bus-Interchange, MRT Station. Hold Within Pte Housing, Retail, Shopping Mall &amp; Coffee Shop.</p> <p>Available: March 2024</p> <p>Suit Tuition &amp; Enrichment Trade.</p> <p>Subject to Relevant Authorities Approval.</p> | 10,062 (\$5.60/psf) | Nil | Nil       |  |  <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day's Advance Notice)</p> |

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| P4R136 | <p>Woodlands</p> <p><b>(Marsiling MRT Station)</b></p>                  | <p>Shophouses</p> <p>Approx.850 Sqft</p>                 | <p>Renovated with 2 +1+1 Good Size Classrooms + Reception Area. Pantry + Lavatories. Within the Housing Estate. Fresh Lease. Immediate</p>                        | 3,200 Neg | Nil   | Inclusive |  | <p><b>TAKEN</b></p> <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day's Advance Notice)</p>                                                               |
| PA220  | <p>Bencoolen Street</p> <p><b>(Rochor &amp; Bugis MRT Station)</b></p>  | <p>Pte Commercial Building</p> <p>Approx. 1,121 Sqft</p> | <p>Move in Condition. FSSB Cleared. Well Kept. Cosy &amp; Conducive. Renovated with 3 Classrooms + Reception Area + Pantry + Lavatory. Fresh Lease. Immediate</p> | Nil       | 5,536 | Inclusive | 30K Neg                                                                           |  <p><b>Viewing Preference:</b></p> <p>Flexible (1 Day's Advance Notice)</p> |
| PA218  | <p>Serangoon Garden Way</p>                                                                                                                             | <p>Pte Shophouses</p> <p>Approx. 2,000 Sqft</p>          | <p>FSSB Cleared. Erected with 7 Classrooms (Various Sizes) + Reception + Spacious Covered Back Yard. Landed / Condo Housing Estate. Near Amenities. Easy</p>      | Nil       | \$7K  | Inclusive |  | <p><b>WITHDRAWN</b></p> <p><b>Viewing Preference:</b></p> <p>Mon to Fri: 10am to 6pm / Sat &amp; Sun: Flexible (1 Day's Advance Notice)</p>                  |

|        |                                                                                                                                                     |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                            |                                                                          |     |           |                                                                                                                                                           |
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|        |                                                                                                                                                     |                                                                                                               | Accessible.<br>Lease<br>Expire: July<br>2024. 'As<br>is" and<br>"Where is"<br>Condition.<br>Immediate.                                                                                                                                                                                                                                                                     |                                                                          |     |           |                                                                                                                                                           |
| P4R133 | Tanjong Katong Rd                                                                                                                                   | Shophouse.<br>Size<br>Approx.1,463<br>Sqft                                                                    | Ground<br>floor. Bare<br>Unit. Ideal<br>for<br>Commercial<br>School &<br>Enrichment<br>Ctr.<br><br>Walking<br>distance<br>from Bus-<br>Stop.<br>Surrounding<br>eateries,<br>retail shop<br>etc.<br>Short drive<br>to Parkway<br>Parade,<br>Paya Lebar<br>Regional<br>centre etc.<br><br>Subject to<br>relevant<br>Authority<br>approval.<br><br>Availability:<br>Immediate | \$8,778.00<br>\$6/PSF<br>Neg                                             | Nil | Nil       | <br><br><b>Viewing Preference:</b><br>Flexible (1 Day's Advance Notice)  |
| P4R130 | Beach Road<br><br>(Near Nicoll<br>Highway MRT<br>Station)<br><br> | The Plaza,<br>Commercial<br>Building.<br><br>A)<br>Approx.3,100<br>Sqft.<br>-----<br>B) Approx.<br>1,100 Sqft | A) Adult<br>Training<br>Centre<br>Setting.<br>Fully<br>Furnished<br>with 3<br>Spacious<br>Classrooms.<br>Fresh<br>Lease.<br>Immediate.                                                                                                                                                                                                                                     | A) \$20K<br>Neg<br>(\$6.45psf)<br>-----<br>B) \$5,500<br>Neg<br>(\$5psf) | Nil | Inclusive | <br><br><b>Viewing Preference:</b><br>Flexible (1 Day's Advance Notice) |

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|       |                                                    |                                           | B) Bare Unit                                                                                                                                                             |     |         |           |                                                                                   |                                                                                                                                                                                                        |
| PA219 | Yishun                                             | Shophouses (HDB) .<br>Approx. 1,192 Sqft  | Renovated with 4+1 Classrooms + Reception Area. FSSB Cleared. Focus in Primary & Secondar. Fresh Lease. Within Densely Populated Housing Estate. Near School. Immediate. | Nil | 5K      | Nil       |  | <br><b>Viewing Preference:</b><br>Mon to Thurs: Before 2pm / Sun: After 3pm / Fri: Flexible: (1 Day's Advance Notice) |
| PA217 | Woodlands Ave 1<br><br>The Woodgrove Shopping Mall | Commercial Building.<br>Approx.457 Sqft   | FSSB Cleared. Open Concept. Water Point / Floor Trap / 3 Phase Power Supply. Suit Tuition & Enrichment. Lease Expire: Aug 2024. Availability: 1/5/2023                   | Nil | \$2,718 | \$549     | 8K Neg                                                                            | <br><b>Viewing Preference:</b><br>Flexible (1 Day's Advance Notice)                                                   |
| PA212 | YOHA @ Tampines<br>Street 92<br><br>Education Hub  | Commercial Building.<br>Approx.2,260 Sqft | Renovated. FSSB Cleared. 6 Classrooms (Various Sizes) + Reception + Staff Office. Lease Expire: Mar 2024. Immediate.                                                     | Nil | \$8K    | Inclusive | 30K Neg                                                                           | <br><b>Viewing Preference:</b><br>Flexible (1 Day's Advance Notice)                                                 |

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| PA215  | <div>Sembawang Road</div> <div>(Near Springleaf MRT Station)</div> <div></div>                                  | <div>Mixed Development.</div> <div>Commercial Approx.3,000 Sqft</div>                                         | <div>Newly Renovated. (Have not been in Operation). 8 Classrooms + Hall + Pantry + Reception Area &amp; Lavatories. New Lease. Immediate.</div>                                                                                                       | Nil                      | \$9K | Inclusive | 80K Neg                                                                                       | <div></div> <div>Viewing Preference:</div> <div>Flexible (1 Day's Advance Notice)</div>    |
| PA214  | <div>East Coast Road</div> <div>(Near Future Marine Parade MRT Station)</div> <div></div>                       | <div>Commercial Building (Pte Landlord)</div> <div>Approx.1,195 Sqft</div> <div>Availability: Immediate</div> | <div>Fully furnished with 3- classrooms + Reception &amp; Common Area. Walking distance Shopping Mall, Bus-stop. Surrounding retail, Eateries shop. Near Pte Housing, HDB Housing &amp; School.</div> <div>Suit Tuition &amp; Enrichment Trade.</div> | \$4,720 Neg (\$3.95/psf) | Nil  | Inclusive | \$10K Neg                                                                                     | <div></div> <div>Viewing Preference:</div> <div>Flexible: (1 Day's Advance Notice)</div>  |
| P4R129 | <div>Chia Chee Business park (Bedok / Kembangan MRT Station)</div> <div>(Bedok MRT Station)</div> <div></div> | <div>Business Park. (Pte Landlord)</div> <div>Approx.4,650 Sqft</div> <div>Availability: Immediate</div>      | <div>Low floor, Bare Unit Near Shopping Mall, Bus-stop, MRT Station &amp; Bus Interchange. Hold Within HDB Housing.</div>                                                                                                                             | \$37,200 Neg (\$8/psf)   | Nil  | Inclusive | <div></div> | <div></div> <div>Viewing Preference:</div> <div>Flexible: (1 Day's Advance Notice)</div> |

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|  |  |  | Retail &<br>Food Court.<br>Near<br>School.         |  |  |  |  |  |
|  |  |  | Suit Tuition<br>&<br>Enrichment<br>Trade.          |  |  |  |  |  |
|  |  |  | Subject to<br>Relevant<br>Authorities<br>Approval. |  |  |  |  |  |

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