

COMMERCIAL PROPERTIES FOR RENTAL

*** Direct from Owner-Developer ***

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NAME OF PROPERTY	TYPE	LEVEL	LAND / SQ FT	EST BUILT-UP / SQ FT	ASKING MONTHLY RENTAL	M&E/ Specifications	REMARKS
					<ul style="list-style-type: none"> ◆ Prime Restaurant In City Centre ◆ High visibility, main road frontage, facing MRT ◆ Easy access: Next to MRT (Little India - Exit A) ◆ Ample parking: Opposite URA carpark & others ◆ High-density residential area: Large customer base ◆ Vibrant Locale: Albert Court, Wilkie Edge, many hotels, schools, hostels, etc 		
25, 27, 29 Mackenzie Road	Restaurant	Ground floor	na	1,120 sf	\$ 11.8 k <i>Subject to GST</i>	63+63+63Amp 3phase, Exhaust Provision, Grease Trap, Toilet Town Gas Provision	Available immediate.
25 Mackenzie Road	Restaurant / Central kitchen	Ground floor	na	366 sf	\$ 4.5 k <i>Subject to GST</i>	63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision	Available immediate.
27 Mackenzie Road	Restaurant / Central kitchen	Ground floor	na	420 sf	\$ 4.5 k <i>Subject to GST</i>	63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision	Available immediate.
29 Mackenzie Road	Restaurant / Central kitchen	Ground floor	na	334 sf	\$ 4.5 k <i>Subject to GST</i>	63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision	Available immediate.
					<ul style="list-style-type: none"> ◆ Corner ground floor shop available for rent ◆ Excellent double road frontage with maximum visibility ◆ Large covered walkway along the entire shopfront ◆ Ample public parking available for convenience. ◆ Fully renovated. ◆ Retail, medical, health and wellness, F&B takeaway, commercial school, services, etc (subject to approval) 		
23 Serangoon Garden Way	Commercial	Ground floor	na	1,450 sf (exclude outdoor 600sf)	\$ 11.5 k <i>Subject to GST</i>	100Amp 3-phase	F&B dine-in not allowed by URA.

Note : The landlord provides the above information for general guidance only, without any warranty as to its accuracy or completeness. This information should not be considered as a statement of fact or a representation and should not be relied upon as such for any contract for rental or sale of any housing or commercial units. Any visual representations, including pictures and drawings, are merely artists' impressions and do not represent factual information. Specifications provided, including but not limited to ceiling height, floor loading, and electrical supply, are subject to change and should be verified independently. The landlord reserves the right to make changes to the information, including asking prices, as required by the landlord or relevant authorities. All areas and measurements are approximate and subject to final survey. Any furniture, wardrobes, cabinets, or movable items shown in the floor plans are for reference only and are not provided. All terms and conditions are subject to the final contract.