

BALESTIER POINT SHOPS

District 12, about 200 m from District 11 · Balestier Road ·



Photos taken 9 Oct 2026, in haze. Tenant signs, unit numbers, phone numbers and vehicles with plates are blurred or cropped out for privacy; tone corrected only, nothing added or removed. Unit interiors to follow.

From S\$1,479,999 per unit

S\$1,715–S\$3,500 psf by unit

Asking ≈ S\$1,715 psf · recorded sales nearby: freehold S\$1,652–2,527 psf

THE NUMBERS

All-in cost: S\$28,752,130 asking if all six units are bought together

Tenure: Freehold · confirmed by the seller's agent, 9 Oct 2026

Interested? WhatsApp Andrea 9693 7787

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

UNITS & COSTS

Level 1 **1,539 sqft**
\$S\$5,386,500 \$S\$3,500 psf · excl GST

STATUS	MCST + SINKING	PROPERTY TAX
Road frontage; water point; URA lists Restaurant as allowed	\$S\$1,482/mo	\$S\$689/mo

Level 1 **3,983 sqft**
\$S\$9,240,560 \$S\$2,320 psf · excl GST

STATUS	MCST + SINKING	PROPERTY TAX
Tenanted to Dec 2028; Water point	\$S\$3,828/mo	\$S\$1,917/mo

Net ≈ \$S\$15,012/mo after MCST + tax (21% of rent) · ~1.9% net at asking

Level 1 **861 sqft**
\$S\$2,152,500 \$S\$2,500 psf · excl GST

STATUS	MCST + SINKING	PROPERTY TAX
GST applies; no water point; faces the building entrance; beside the 592 sqft unit	\$S\$828/mo	\$S\$225/mo

Level 1 **592 sqft**
\$S\$1,479,999 \$S\$2,500 psf · excl GST

STATUS	MCST + SINKING	PROPERTY TAX
GST applies; no water point; faces the building entrance; beside the 861 sqft unit	\$S\$570/mo	\$S\$183/mo

Level 1 **775 sqft**
\$S\$2,092,500 \$S\$2,700 psf · excl GST

STATUS	MCST + SINKING	PROPERTY TAX
Water point	\$S\$744/mo	To confirm

Level 2 **4,898 sqft**
\$S\$8,400,070 \$S\$1,715 psf · excl GST

STATUS	MCST + SINKING	PROPERTY TAX
Tenanted to Jul 2028; Water point; office use allowed	\$S\$4,716/mo	\$S\$1,450/mo

Net ≈ \$S\$13,163/mo after MCST + tax (27% of rent) · ~1.9% net at asking

Every unit offered, with its asking price. Asking prices per the seller's price list dated 30 Sep 2026, not valuations. Unit numbers are verified by research 9693 7787 and the CEA Public Register of any defect for this property shown and difference between MCST and property tax to be borne by the buyer. Call 9693 7787 or WhatsApp 9693 7787 to arrange a viewing. <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>
Andrea Goh · PropNex Realty Pte Ltd (Licence No. L30080223) · CEA R000289H · 9693 7787
 General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated. Verify independently before you rely on them. These are historical/indicative, not a forecast or a guarantee of return — verify the tenancy and the IRAS Annual Value independently before relying on them.

COMPARABLE SALES

From REAL Agent's transaction list for this building (9 Oct 2026), which combines URA records with agency records, EdgeProp's URA sales list, and REAL Agent's district chart. All sales shown are URA records as displayed on EdgeProp on 9 Oct 2026; verify on REALIS. Units differ in level, size and frontage, and smaller units trade at higher psf than larger ones, so these are references, not a valuation of any unit offered here.

TENURE	STREET	SOLD	PSF
This unit	this listing, asking price	Advertised	S\$1,715–S\$3,500
Freehold	Level 1 shop, 538 sqft, sa	Jul 2026	S\$2,323
Freehold	Level 1 shops, 269 and 355	Aug 2024	S\$2,527–S\$2,598
Freehold	Level 2 shop, 5,608 sqft,	Sep 2022	S\$1,926
Freehold	Office-strata unit, 506 sq	Sep 2026	S\$2,323
Freehold	Level 2 unit, 969 sqft, Th	Jul 2026	S\$1,652
Freehold	Shop, 388 sqft, Balestier	Apr 2026	S\$2,271
All tenures	District 12 retail resale,	2026	~S\$2,431
All tenures	District 11 retail resale,	2026	~S\$4,645

WHERE THE ASKING PRICE SITS



How to read this: each grey dot is one recorded freehold sale in the table (S\$ per sqft); the middle line is the median of those 6 sales only. Other tenures stay in the table but not in this strip. The green marker is this unit's asking price. A marker right of the line means asking is above the middle sale; left means below.

Fair or not? The asking S\$1,715 psf is above 1 of 6 freehold sales in the table and 0.7 times their median.

Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

WHY THIS ONE

- 200 m apart, nearly double the price
- Freehold, and it trades: 30 resales since 2012
- Both the CTE and the PIE
- ~7,840 bus arrivals a weekday within 400 m
- Older and higher-earning than Singapore as a whole



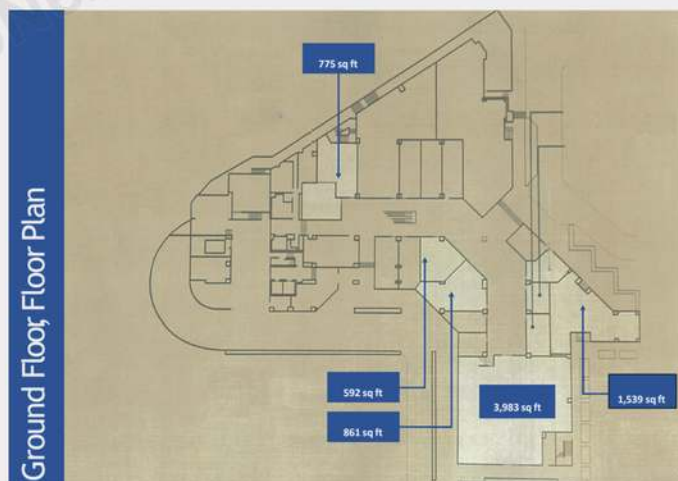
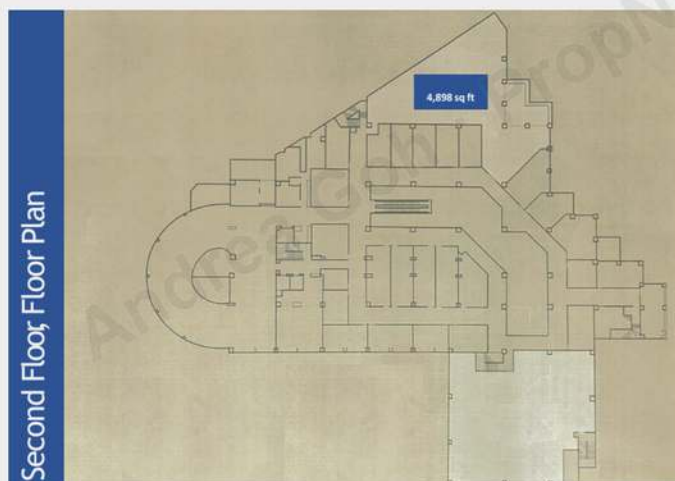
Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

FLOOR PLAN



Level 1: the shop atrium, the units offered and their areas Level 2: the large unit offered and its area

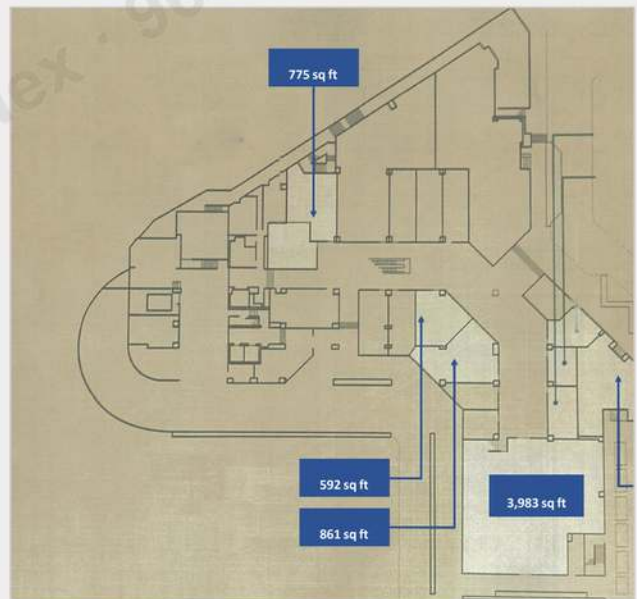
Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

PHOTOS



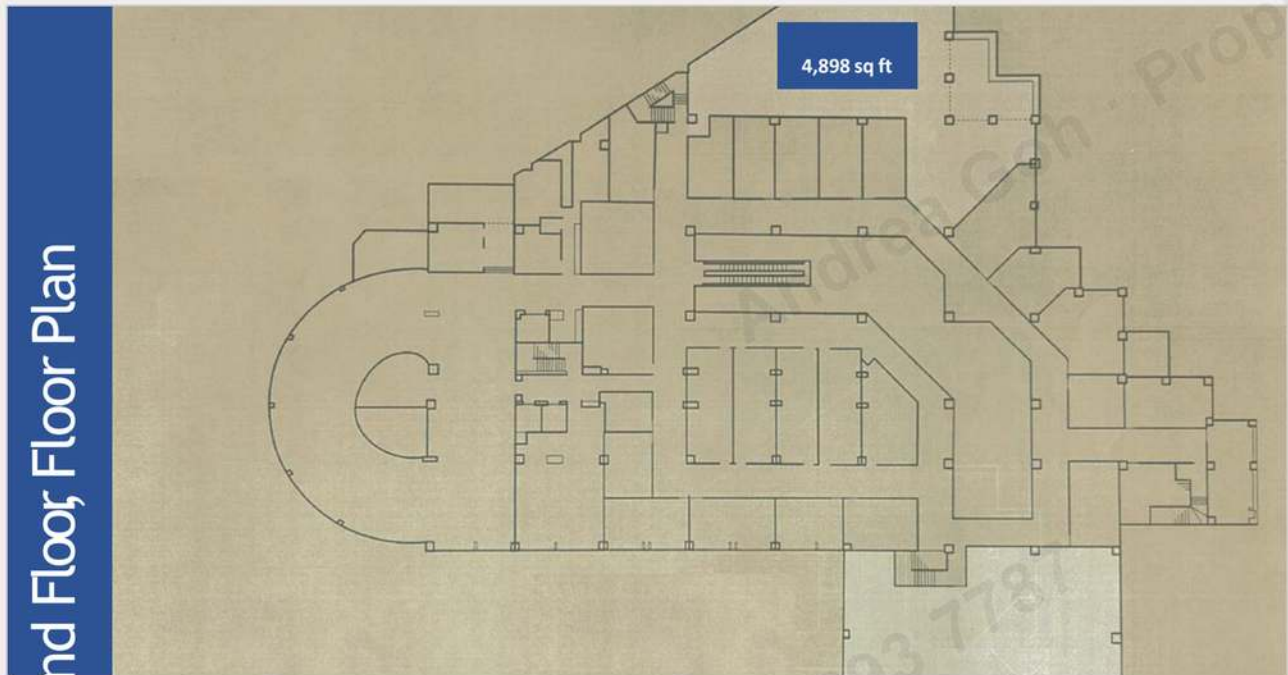
Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh • PropNex Realty Pte Ltd (Licence No. L3008022J) • CEA R000289H • 9693 7787

WhatsApp 9693 7787 to arrange a viewing • <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.

PHOTOS



Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

Andrea Goh · PropNex Realty Pte Ltd (Licence No. L3008022J) · CEA R000289H · 9693 7787

WhatsApp 9693 7787 to arrange a viewing · <https://www.andreagohrealty.com/for-sale/commercial/balestier-point>

General information and Andrea's personal views only, not financial advice, not a forecast. Figures as dated; verify independently before you rely on them.