

City Gate Shoppes

District 7 · Beach Road / Kampong Glam · Tenanted commercial strata retail

From S\$1.26M per unit

S\$2,600–S\$4,200 psf by level · ~S\$70.2M for the full 31-unit portfolio



Google Street View / aerial imagery, illustrative — real listing photos and a walkthrough video are pending and will replace these.

KEY FACTS

TENURE

99-yr leasehold

UNITS AVAILABLE

31

BLENDED PSF

~S\$3,553 psf

MCST + SINKING FUND

S\$2.80 / share value / mo

TOP

2019

TOTAL NLA OFFERED

~19,762 sqft

OCCUPANCY

100% tenanted

HIGHLIGHTS

- Most strata malls sell a single unit here and there. Here, all 31 units the seller holds across Basement, Level 1 and Level 2 are on the market together — pick a single entry-level unit, or take a themed cluster if you're deploying larger capital.
- Several beauty, wellness and café operators trading in the building carry Google ratings of 4.7–5 stars with hundreds of reviews each (checked within 600m — some are inside City Gate itself). A tenant base that already draws repeat custom lowers the re-leasing risk on day one.
- A Level 2 overhead link connects City Gate directly to Nicoll Highway MRT — roughly 4 minutes on OneMap's walking route, under cover the whole way. Bugis MRT (East-West + Downtown Lines) is a second interchange about 12 minutes on foot.
- Aurea, the redevelopment of the former Golden Mile Complex roughly 250m along Beach Road, is building 188 homes on a fresh 99-year lease from Nov 2024, pricing from ~S\$2,750 psf. TOP is targeted Q2 2029 — a higher-spending catchment forming right beside a podium that is already built and earning.

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

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