

CRAIG ROAD SHOPHOUSE

District 2 · Tanjong Pagar Conservation Area · Shophouse



Interior stills from the seller's agent's 3D tour, tone-corrected only (no generative editing). Exterior and street views are not shown.

S\$29,999,999

≈ S\$9,631 psf land · ≈ S\$4,066 psf built-up

Asking ≈ S\$9,631 psf · recorded sales nearby: psf

THE NUMBERS

Stamp duty (BSD): ≈ S\$1,469,599

All-in cost: ≈ S\$31,469,598 (+ S\$2,700,000 if GST applies)

Tenure: 99-yr leasehold from 1988, about 61 years left · from 1988, about 61 years left (Clifton list)

Land area: ~3,115 sqft · Clifton list; title to verify

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/shophouse/craig-road-shophouse>

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

COMPARABLE SALES

Shophouse sales are recorded per sqft of LAND (URA commercial transactions e-service, checked 27 Oct 2026). Caveats do not record condition, frontage or approved uses, so the spread is wide. Buyers should verify. This listing: the asking ~S\$9,631 psf of land is above the Tanjong Pagar Road 99-year median (S\$7,632, 11 sales since Oct 2021) on a plot about twice their size.

TENURE	STREET	SOLD	PSF
This unit	— this listing	Advertised	~S\$9,631
99-yr	Tanjong Pagar Road	Sep 2026	S\$7,632
99-yr	Tanjong Pagar Road	May 2026	S\$6,268
99-yr	Tanjong Pagar Road	Jan 2024	S\$5,421
99-yr	Tanjong Pagar Road	Aug 2023	S\$9,623
99-yr	Duxton Road	Feb 2023	S\$5,828
99-yr	Duxton Road	Apr 2022	S\$7,499

WHERE THE ASKING PRICE SITS



How to read this: each grey dot is one recorded 99-yr leasehold 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? Compared per sq ft of LAND (URA records these shophouse sales by land area only, so floor-area psf cannot be matched): the asking S\$9,631 is above 6 of 6 99-yr leasehold sales and 1.4 times their median. It is priced as a renovated building; the sales records do not say whether the others were renovated.

RISKS TO WEIGH

- Tenure: 99-yr leasehold (from 1988, about 61 years left (Clifton list)). A leasehold's remaining term shortens every year.
- Price: the asking ~S\$9,631 psf of land is above the Tanjong Pagar Road 99-year median (S\$7,632, 11 sales since Oct 2021) on a plot about twice their size.
- Sizes are the seller's agent's estimates, not surveyed or certified.
- GST: 9% is payable on the price only if the seller is GST-registered; being confirmed.
- Conservation: facade and structural changes need URA conservation approval; new uses need a change-of-use approval, not guaranteed.
- Tenancy: current rent, lease end and vacant possession are not on file; to confirm.

WHY THIS ONE

- A pair of 2-storey shophouses with attic
- 3,115 sqft of land, the largest plot of the five Clifton shophouses
- About a 5-min walk to Tanjong Pagar MRT
- Office approved on every level, no expiry
- About S\$9,631 per sqft of land



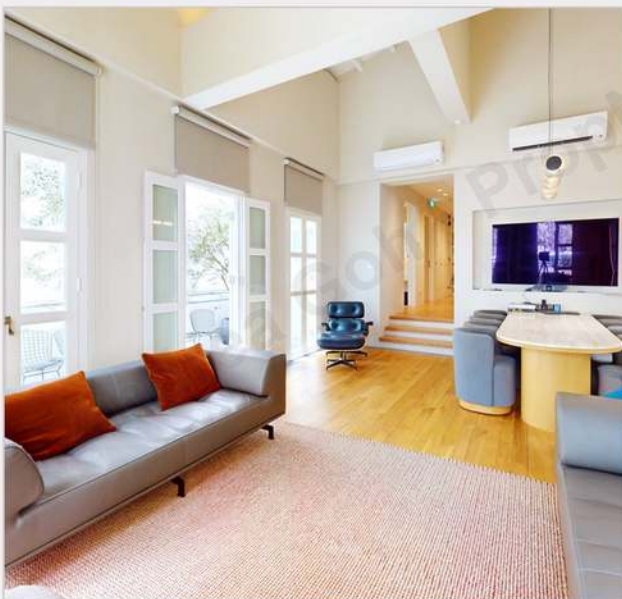
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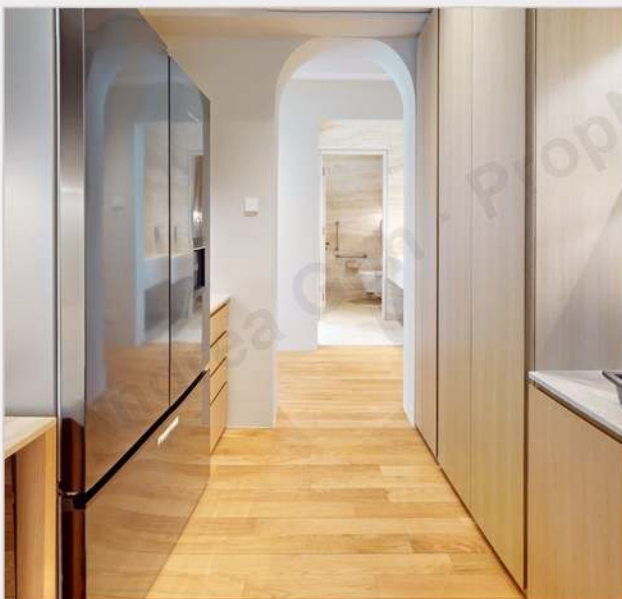
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