

MOSQUE STREET SHOPHOUSE

District 1 · Kreta Ayer 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\$27,999,999

≈ S\$16,308 psf land · ≈ S\$5,432 psf built-up

Asking ≈ S\$16,308 psf · recorded sales nearby: freehold S\$12,472–14,504 psf

THE NUMBERS

Stamp duty (BSD): ≈ S\$1,369,599

All-in cost: ≈ S\$29,369,598 (+ S\$2,520,000 if GST applies)

Tenure: Freehold · estate in fee simple (Clifton list); re-verify on title

Land area: ~1,717 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/mosque-street-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 ~\$16,308 psf of land is above the recorded freehold sales on Mosque and Pagoda Streets (\$12,472–14,504, 2023–2024).

TENURE	STREET	SOLD	PSF
This unit	— this listing	Advertised	~\$16,308
Freehold	Mosque Street	Mar 2024	\$13,249
Freehold	Mosque Street	Aug 2023	\$12,472
Freehold	Pagoda Street	Mar 2024	\$14,504
99-yr	Pagoda Street	Oct 2025	\$10,478
99-yr	Temple Street	Dec 2021	\$9,365

WHERE THE ASKING PRICE SITS



How to read this: each grey dot is one recorded freehold sale in the table (\$\$ per sqft); the middle line is the median of those 3 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 \$16,308 is above 3 of 3 freehold sales and 1.2 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: Freehold (estate in fee simple (Clifton list); re-verify on title).
- Price: the asking ~S\$16,308 psf of land is above the recorded freehold sales on Mosque and Pagoda Streets (S\$12,472–14,504, 2023–2024).
- 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

- About a 3-min walk to Chinatown MRT
- Restaurant and fitness approvals already on record
- Freehold, in a conservation 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/shophouse/mosque-street-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.

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/shophouse/mosque-street-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.

PHOTOS



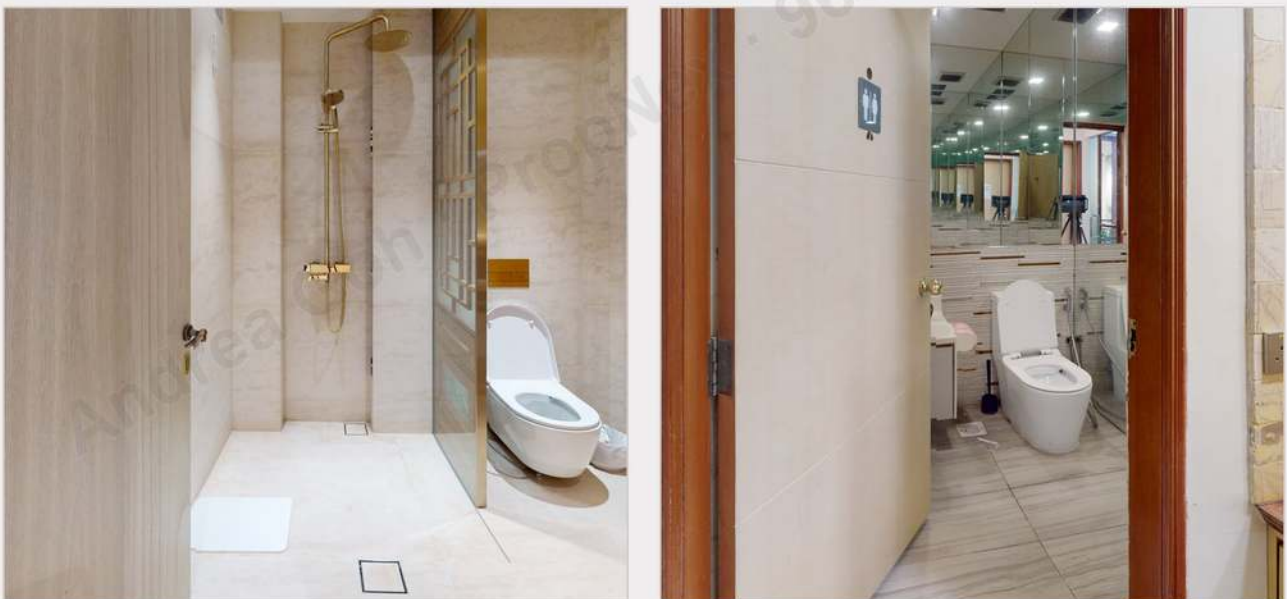
Verify me: search 9693 7787 on the CEA Public Register. If an advert for this property shows a different number, it is not me.

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/shophouse/mosque-street-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.

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/shophouse/mosque-street-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.