

STANLEY STREET SHOPHOUSE

District 1 · Telok 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\$24,999,999

≈ S\$14,767 psf land · ≈ S\$3,329 psf built-up

Asking ≈ S\$14,767 psf · recorded sales nearby: freehold S\$9,272–16,776 psf

THE NUMBERS

Stamp duty (BSD): ≈ S\$1,219,599

All-in cost: ≈ S\$26,219,598 (+ S\$2,250,000 if GST applies)

Tenure: 99-yr leasehold from Dec 1990, about 63 years left · from Dec 1990, about 63 years left (Clifton list)

Land area: ~1,693 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/stanley-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.

TENURE	STREET	SOLD	PSF
This unit	— this listing	Advertised	~S\$14,767
Freehold	Stanley Street	Mar 2026	S\$9,272
Freehold	Stanley Street	Apr 2023	S\$16,776
999-yr	Telok Ayer Street	Jan 2025	S\$12,488
999-yr	Club Street	Sep 2025	S\$10,082
99-yr	Club Street	Jun 2022	S\$8,405
99-yr	Club Street	Jun 2022	S\$5,787

WHERE THE ASKING PRICE SITS

5,787 median 10,082 16,776

this unit 14,767

How to read this: each grey dot is one recorded sale in the estate (\$\$ per sqft). 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.

RISKS TO WEIGH

- Tenure: 99-yr leasehold (from Dec 1990, about 63 years left (Clifton list)). A leasehold's remaining term shortens every year.
- Price: the asking ~S\$14,767 psf of land sits within the Stanley Street freehold range (S\$9,272–16,776) but this is a 99-year lease; 99-year sales nearby are S\$5,787–8,405 (2022).
- 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

- 7,509 sqft built-up, the most floor area of the five Clifton shophouses
- About a 2-min walk to Telok Ayer MRT
- Restaurant permission on the 1st storey and basement



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