

TEO HONG ROAD SHOPHOUSE

District 2 · Bukit Pasoh 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.

\$27,999,999

≈ S\$16,176 psf land · ≈ S\$6,046 psf built-up

Asking ≈ S\$16,176 psf · recorded sales nearby: freehold S\$9,093–17,089 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 · Clifton list; re-verify on title

Land area: ~1,731 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/teo-hong-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 ~\$16,176 psf of land is within the recent Keong Saik freehold range (\$12,155–17,089) and above the last Teo Hong Road sale (\$9,093, Oct 2021).

TENURE	STREET	SOLD	PSF
This unit	— this listing	Advertised	~\$16,176
Freehold	Teo Hong Road	Oct 2021	\$9,093
Freehold	Keong Saik Road	Jun 2026	\$12,715
Freehold	Keong Saik Road	May 2026	\$17,089
Freehold	Keong Saik Road	Jul 2023	\$14,531
Freehold	Keong Saik Road	Dec 2022	\$15,591
Freehold	Keong Saik Road	Dec 2021	\$12,155

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 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 \$16,176 is above 5 of 6 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 (Clifton list; re-verify on title).
- Price: the asking ~S\$16,176 psf of land is within the recent Keong Saik freehold range (S\$12,155–17,089) and above the last Teo Hong Road sale (S\$9,093, Oct 2021).
- 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

- Freehold, next to Keong Saik
- About a 6-min walk to Outram Park MRT
- Restaurant below, offices above
- Freehold on a quiet side street off Keong Saik



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PHOTOS



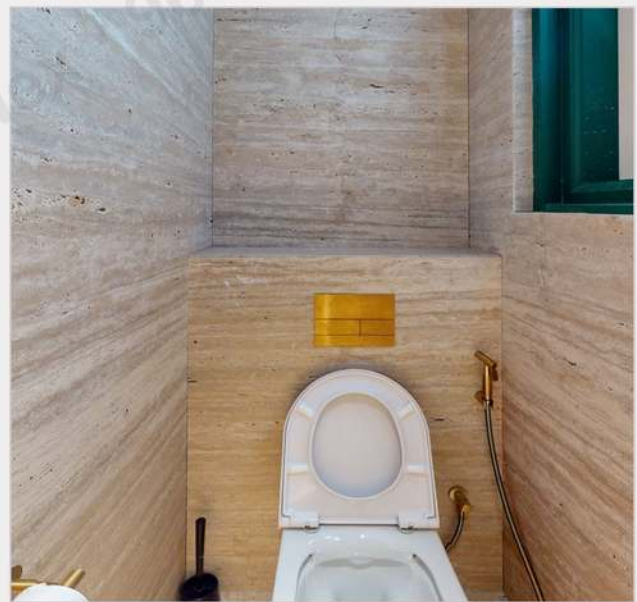
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