

Prime Retail Space near Bendemeer MRT Station

For Sale by Expressions of Interest, Closing: 5 March 2024, 3pm



Strategically located in Kallang/Lavender area with dual frontage and excellent visibility



Walking distance to Kallang River and other sports facilities like Singapore Sports Hub



Proximity to Bendemeer & Lavender MRT Stations



Less than 14 minutes' drive to Central Business District



Well-curated tenant mix



Attractive returns with potential upside

The retail podium spans across two floors within CT Hub, an 11-storey multiple-user light industrial building. The retail podium comprises 49 strata units offering a combined strata area of 4,741 sq m (or approximately 51,028 sq ft). It has recently undergone a repositioning effort, transforming into a dynamic sports and lifestyle destination.

The Property boasts exceptional accessibility, with Bendemeer and Lavender MRT Stations just 3 minutes and 12 minutes' walk away, respectively. It is easily accessible via major roads and expressways, including Lavender Street, Kallang Bahru, Serangoon Road, Bendemeer Road, Balestier Road, Central Expressway (CTE), and Kallang Paya Lebar Expressway (KPE).

Being in the city fringe, the Property benefits from its close proximity to numerous lifestyle and entertainment destinations such as Singapore Sports Hub, Singapore National Stadium, Lavender, Clarke Quay and Chinatown. It is also less than 14 minutes' drive away from Singapore's Central Business District. Additionally, it enjoys a ready catchment pool from the nearby industrial buildings, as well as residential enclaves of Boon Keng and Kallang, and boutique hotels opposite CT Hub.

Boasting diverse food & beverage options, sports and entertainment facilities, the property currently maintains high occupancy rates, offering potential investors immediate rental income and the possibility of rental upside upon renewal.

The property is to be sold on a "as-is-where-is" basis.

Location Map



MRT Stations	Mode	Duration*
Bendemeer (DT23)	Walking	3 mins
Lavender (EW11)	Walking	12 mins
Farrer Park (NE8)	Car	5 mins

Landmarks	Mode	Duration*
Aperia Tower 1 & 2	Walking	5 mins
Jalan Besar Stadium	Walking	8 mins
Kallang Riverside Park	Bike, Walking	3 / 11 mins
V Hotel Lavender	Bike, Walking	3 / 12 mins
Singapore Sports Hub	Car, Bike	5 / 10 mins

*approximate travelling durations based on google maps

Property Details

Property Description

Two floors of retail space within an industrial building

Address

2 Kallang Avenue
#01-01 - #01-K3
#02-01 - #02-18
Singapore 339407

Postal District

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Master Plan 2019

Business 1 – White at GPR3.0

Tenure

99 years w.e.f. 14 Jan 1976
(Remaining 51 years)

Legal Description

TS17-U13129M – TS17-U13159C
TS17-U13160X – TS17-U13177M

Strata Area

4,741 sq m (51,028 sq ft approx.)

No. of Units

49

Anchor Tenants

Rock Climbing – BFF Climbing
Darts & Bar – Good Cheer @ Bendemeer
Entertainment – Major 99 Family KTV and Entertainment Center

Contact

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