

# Space @ Kovan - For sale

9 Yio Chu Kang Road, 545523

**\$3,100,000.00**

\*\*\* Freehold Kovan Shop with good frontage for sale \*\*\*

Call Alvin CHARM @ 65-8166XXXX (show) for an exclusive viewing.

Unlike China Town, Little India and Kampong Guam, Kovan was specifically reported that Housing Board is investing an estimated of \$9,500,000 to develop the 4.2km stretch of Upper Serangoon Road into a heritage corridor. Features planned include a Market Square to boost activities, like the former Simon Road market in this Kovan area. This freehold shop is located at Space@Kovan, with full frontage to the main road, Yio Chu Kang Road, near the Junction with Upper Serangoon Road. It is right in the heart of the Kovan Heritage Corridor Transformation. It is an excellent location for businesses such as SPA, or F&B to be in the league with famous eateries such as Lola cafe, Soi 99 Thai Wantan Mee, Lamâ€™s Noodle House, Kingâ€™s Laksa Steamboat, and several Teochew Porridge shops in the famous Supper Street.

Unique Selling Points :-

- \* a freehold unit with a spacious 1130 sqft usable space. North East facing
- \* located right on Upper Serangoon Heritage Corridor. Exceptional location
- \* full frontage to the main road for max human traffic. The only large size unit available for sale now
- \* a rectangular layout for easy and efficient use of space
- \* Tenanted out with good rental till end 2022
- \* grease trap, exhaust system ready for F&B business
- \* Swimming pool and BBQ amenities available for ownersâ€™ use at level 6
- \* carpark space available for visitors and customers in the mall
- \* do not need to pay GST for this exceptional unit. Huge saving.
- \* great connectivity - walking distance to MRT stations and bus stops just right at door step
- \* easy access to major expressways (CTE/PIE)
- \* TOP since 2015. Like brand new

This is a superb commercial FH unit not to be missed. Seeing is believing.

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Call now before the unit is sold!

Bedrooms	
Bathrooms	
Floor Size	1,130.00 sqft
PSF	2,743
Property Type	Apartment / Condo

## Photos



## Project Details

Developer	Roxy-Pacific Developments Pte Ltd
Tenure	freehold
Completion Year	2014
No. of floors	5
No. of units	140

## Map



<https://maps.googleapis.com/maps/api/staticmap?center=1.354634549371,103.87689706205&zoom=14&size=500x250>

## Agent Contact Information



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