

From the desk of Amy Ho

FOR SALE: 2 BLOCKS OF 4-STOREY SHOPS @ JALAN PAHANG BARAT

Asking Price : MYR 7,000,000
Land Size : 3,200 ft²
Built-up : Approx. 10,700 ft²

These fully tenanted shop-offices generate a total monthly rental income of MYR 17,695, yielding a current ROI of 3.03%. The ground floor tenants have maintained their leases for over a decade, with rents unchanged due to the owner's longstanding relationships. However, there is substantial potential to increase rents by at least 50%. We currently have clients ready to rent both ground floor units at MYR 7,000 per unit, totalling MYR 14,000.

The 1st to 3rd floors are currently leased at below-market rates, under MYR 2,000 per unit per floor. These floors can be converted into four rooms per floor, each with a kitchenette, catering to staff from Tawakkal Hospital or office workers in the KL CBD, thanks to the property's proximity to the LRT station. This conversion concept projects a conservative ROI of over 6.5%, with each floor generating MYR 4,200 from four rooms. To mitigate risk, the conversion can be implemented floor-by-floor, allowing for continued rental income from the remaining units.

Strategic Location These shop blocks are ideally situated opposite KPJ Tawakkal Specialist Hospital on Jalan Pahang Barat, a prime area popular with F&B operators. The long-term tenancies on the ground floor highlight the desirability of this location.

Moreover, the hospital staff, especially those from out-of-town, represent a strong potential market for the rooms on the 1st to 3rd floors.

High Traffic Area KPJ Tawakkal Specialist Hospital, with a capacity of 177 beds, is supported by over 50 resident physicians, visiting consultants, and more than 500 staff members. Serving over 17,000 inpatients and more than 180,000 outpatients annually, the hospital ensures substantial daily foot traffic, providing excellent visibility and business opportunities for the surrounding area.

Contact Amy Ho @ 012-332 1188 to schedule a viewing appointment today!



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Aerial View of surrounding



Subject Property



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Proposed Concept Design

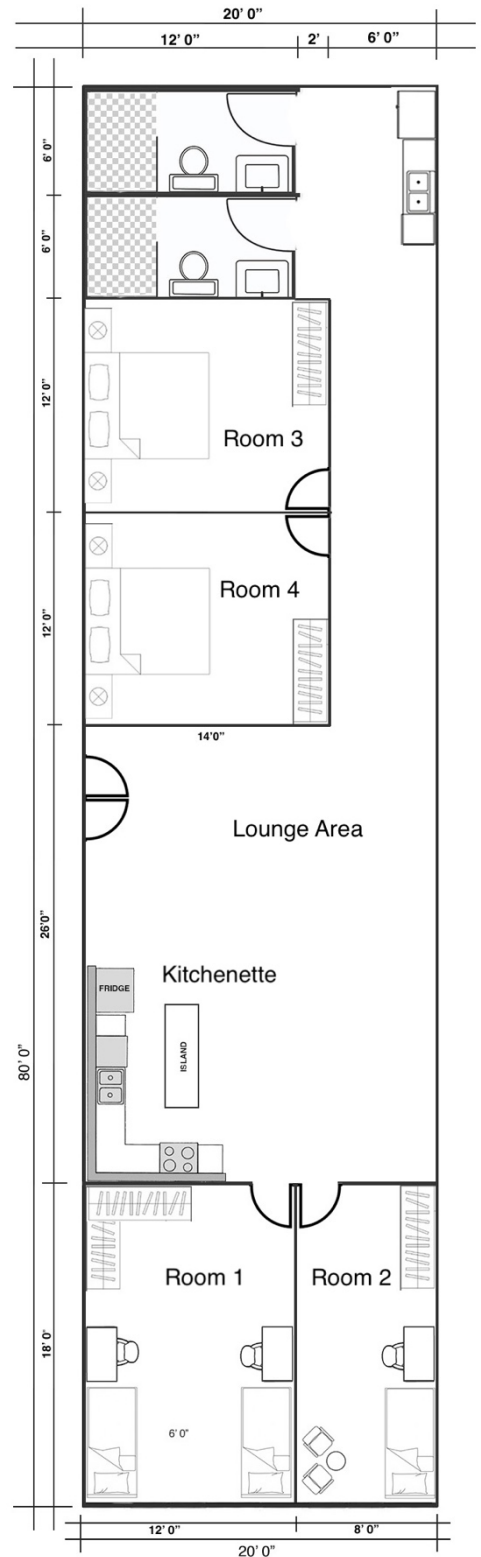


Proposed Exterior Design



Proposed Rental Rate

- Room 1 – Twin Room @ MYR 1,200/month
- Room 2 – Single Room @ MYR 800/month
- Room 3 – Double Room @ MYR 1,100/month
- Room 4 – Double Room @ MYR 1,100/month



Proposed Typical Floor Plan