

From the desk of Amy Ho

FOR SALE: 3 ½ STOREY COMMERCIAL SHOP @ PV 128, SETAPAK, KUALA LUMPUR | MAIN ROAD FRONTAGE

Asking Price : MYR 4,500,000
Total Built-Up : 4,356 ft² | G & M Floor 1716 ft² ■ 1st Floor – 1,320 ft² ■ 2nd Floor – 1,320 ft²
Tenure : Leasehold
ROI : 4.8%
Feature : All floors fully tenanted with total rental income MYR 18,150/month

Rental Income Breakdown:

G/M Floor : MYR 11,750/month (Tenancy expires Nov-25, option to renew for another 3 years)
1st Floor : MYR 4,000/month (MYR 4,300/month for year 2025/26, expires Feb-26)
2nd Floor : MYR 2,400/month (Tenancy expires May-2025)

Location:

PV128 Setapak is strategically situated approximately 5km North of Kuala Lumpur City Centre. It features a vibrant community with street malls containing 160 units ranging from 1,320 to 10,000 sq. ft. The development includes 24-hour security, lifts, escalators, and designated parking for tenants and patrons, ensuring a convenient and safe business environment.

Nearby Amenities: Banks, Restaurants, Clinics, Petrol stations, Educational Institutions, Mini markets & Columbia Asia Hospital

Accessibility:

- Convenient access via Jalan Genting Kelang and Jalan Taman Ibu Kota.
- Wangsa Maju LRT and RapidKL Station within a kilometer for easy commuting.

This unit offers a fully tenanted space with a strong rental track record and potential capital appreciation in a booming location.

Contact Amy Ho @ +6012-3321188 to schedule a viewing appointment today!



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GROUND & MEZZANINE FLOOR



1ST FLOOR



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2ND FLOOR



FLOOR PLAN

