

❏ PROPERTY FOR SALE — EXCELLENT STORES SHOPPING MALL BUILDING ❏

cocoapodrealty@gmail.com

Phone :

Web :

listing Summary

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listing Description

❏ PROPERTY FOR SALE — EXCELLENT STORES SHOPPING MALL BUILDING ❏ Address: 96-96A Frederick Street & Park Street Corner (opposite T&TEC / Eastern Credit Union) ❏ Freehold Land Size: 7,510 sq ft ❏ Building Floor Area: 18,195 sq ft (Spread over 4 floors) Current Occupancy & Use: • ❏ Ground Floor: Four food outlets (including major tenants KFC & Linda's) • ❏ First Floor: Retail units and kiosks • ❏ Second & Third Floors: Available space ideal for offices or storage Additional Features: • Building in excellent condition ❏ • Equipped with both elevator and escalator support services Financials: • ❏ Valuation (2016): \$22.5 million • ❏ Current gross monthly rental income: \$212,462 (reflecting approximately 50% occupancy) • ❏ Asking Price: \$22.5 million (Negotiable) If you're looking for a well-positioned investment property with significant upside potential, this is a remarkable opportunity! ❏ For more information or to schedule a viewing, contact us at Cocoa Pod Realty 480-COCO (2626)

