



**Starcity Property Sdn Bhd** (967929-D) E(1)1395/9  
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## For Sale Semi D Factory in Bukit Jelutong

### Property Detail

### Agent Detail

**Listing Type:** SALE  
**Category Type:** Industrial  
**Property Type:** Semi-D factory  
**State:** Selangor  
**City:** Shah Alam  
**Postcode:** 40150  
**Selling Price:** RM 7,800,000  
**Build-up:** 9,400.00 acres  
**Land Area:** 13,970.00 sq.ft - 0 x 0  
**Power supply(AMP):** 200  
**Tenure:** Freehold  
**Title Type:** individual  
**Occupancy Status:** vacant  
**Unit Type:** Corner Lot



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### Property Detail

## Unique Opportunity - Acquire Your Ideal 3-Storey Semi-Detached Factory in Bukit Jelutong

We are excited to present an exceptional opportunity tailored to your specific needs - the acquisition of a 3-storey semi-detached factory located in the serene vicinity of Bukit Jelutong. This property is perfectly suited for your operational requirements and offers a range of features that will facilitate the seamless growth of your business.

### Property Highlights:

- Location: Nestled within the highly sought-after area of Bukit Jelutong.
- Land Area: A generous 13,970 square feet, providing ample space to cater to your operational needs.
- Build-Up Area: An expansive 9,400 square feet designed to accommodate your business activities comfortably.
- Parking: Ample parking space, with the potential for expansion, courtesy of its adjacency to MBSA land with approximately 10 feet of additional space.
- Serene Setting: Set in a tranquil neighborhood, free from the disturbances caused by heavy truck traffic.
- Spacious Warehouse: The property features a spacious warehouse that can be effortlessly expanded to meet your business's future requirements.
- Competitive Pricing: The property boasts a bank valuation of RM7.85 million, with its price positioned below this value.
- Limited Supply: Given the limited availability of units of this size in the Bukit Jelutong vicinity, this property holds significant potential for value appreciation.

### Additional Flexibility:

Unit Address: It's important to note that the unit address is not fixed. You have the option to change it from No. 14 to either 12A or 13A, offering you the flexibility to personalize it to your preference.

### Strategic Location:

- Close to Major Highways: The property offers convenient access to the Federal, NKVE, Elite, and Guthrie highways, ensuring smooth connectivity to your operational destinations.
- Accessibility: The property's strategic location enables efficient movement of goods and personnel, streamlining your business operations.

This unique opportunity is not merely an investment; it is a gateway to securing your business's future within a highly favorable industrial landscape. The property aligns perfectly with your operational needs, offering room for growth and the advantage of a peaceful setting.

We invite you to explore this tailored proposition and consider making this property the cornerstone of your business expansion. Our dedicated team are Bukit Jelutong Specialist Agents at your service, ready to provide further details, arrange a site visit, or address any queries you may have.

Don't miss the opportunity to acquire a property that fulfills your operational aspirations. We encourage you to contact us at your earliest convenience to discuss this unique offering further and take the essential steps toward enhancing your business operations.

Sincerely,

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