Affordable Housing Board

Makao Bora, Jukumu Letu

NOTICE OF PUBLIC AUCTION FOR SALE OF COMMERCIAL SPACES AT THE PIONEER AFFORDABLE HOUSING PROJECT IN ELDORET, UASIN GISHU COUNTY

DISPOSAL NO. AHB/DISPOSAL/PIONEER/01/2026-2027

The Affordable Housing Board invites interested bidders for the Sale/lease through public auction the business spaces listed below at the Pioneer Affordable Housing Project in Eldoret, Uasin Gishu County. The public auction will be held at the Pioneer Affordable Housing project site on 4th December 2026 starting at 10.00 AM

LOT 1 – BLOCK A			
	shop name	Reserve price in Kshs.	Plinth Area (M^2)
1	AS004	1,000,000.00	14
2	AS005	900,000.00	14
3	AS006	900,000.00	14
4	AS007	1,000,000.00	15
5	AS008	1,100,000.00	15
6	AS009	1,100,000.00	15
7	AS010	1,100,000.00	15
8	AS011	1,100,000.00	15
9	AS012	900,000.00	14
10	AS013	900,000.00	13
11	AS014	900,000.00	14
12	AS015	1,300,000.00	18
13	AS016	1,700,000.00	25

LOT 2 – BLOCK C			
S/No	shop name	Reserve price in Kshs.	Plinth Area (M^2)
1	CS004	1,000,000.00	14
2	CS005	900,000.00	14
3	CS006	900,000.00	14
4	CS007	1,000,000.00	15
5	CS008	1,100,000.00	15
6	CS009	1,100,000.00	15
7	CS010	1,100,000.00	15
8	CS011	1,100,000.00	15
9	CS012	900,000.00	14
10	CS013	900,000.00	13
11	CS014	900,000.00	14
12	CS015	1,300,000.00	18
13	CS016	1,700,000.00	25

LOT 3 – BLOCK G			
	Shop Name	Reserve price in Kshs.	Plinth Area (M^2)
1	GS004	1,000,000.00	14
2	GS005	900,000.00	14
3	GS006	900,000.00	14
4	GS007	1,000,000.00	15
5	GS008	1,100,000.00	15
6	GS009	1,100,000.00	15
7	GS010	1,100,000.00	15
8	GS011	1,100,000.00	15
9	GS012	900,000.00	14
10	GS013	900,000.00	13
11	GS014	900,000.00	14
12	GS015	1,300,000.00	18
13	GS016	1,700,000.00	25

LOT 4 – BLOCK H			
	shop name	Reserve price in Kshs.	Plinth Area (M^2)
1	HS004	1,000,000.00	14
2	HS005	900,000.00	14
3	HS006	900,000.00	14
4	HS007	1,000,000.00	15
5	HS008	1,100,000.00	15
6	HS009	1,100,000.00	15
7	HS010	1,100,000.00	15
8	HS011	1,100,000.00	15
9	HS012	900,000.00	14
10	HS013	900,000.00	13
11	HS014	900,000.00	14
12	HS015	1,300,000.00	18
13	HS016	1,700,000.00	25

LOT 5 – BLOCK L			
	shop name	Reserve price in Kshs.	Plinth Area (M^2)
1	LS004	1,000,000.00	14
2	LS005	900,000.00	14
3	LS006	900,000.00	14
4	LS007	1,000,000.00	15
5	LS008	1,100,000.00	15
6	LS009	1,100,000.00	15
7	LS010	1,100,000.00	15
8	LS011	1,100,000.00	15
9	LS012	900,000.00	14
10	LS013	900,000.00	13
11	LS014	900,000.00	14

LOT 6 – BLOCK M			
	shop name	Reserve price in Kshs.	Plinth Area (M^2)
1	MS004	1,000,000.00	14
2	MS005	900,000.00	14
3	MS006	900,000.00	14
4	MS007	1,000,000.00	15
5	MS008	1,100,000.00	15
6	MS009	1,100,000.00	15
7	MS010	1,100,000.00	15
8	MS011	1,100,000.00	15
9	MS012	900,000.00	14
10	MS013	900,000.00	13
11	MS014	900,000.00	14

LOT 7 – BLOCK N			
	shop name	Reserve price in Kshs.	Plinth Area (M^2)
1	NS004	1,000,000.00	14
2	NS005	900,000.00	14
3	NS006	900,000.00	14
4	NS007	1,000,000.00	15
5	NS008	1,100,000.00	15
6	NS009	1,100,000.00	15
7	NS010	1,100,000.00	15
8	NS011	1,100,000.00	15
9	NS012	900,000.00	14
10	NS013	900,000.00	13
11	NS014	900,000.00	14
12	NS015	1,300,000.00	18
13	NS016	1,700,000.00	25

LOT 8 – PIONEER COMMUNITY CENTRE FOR LEASE ONLY				
LEVEL	SPACE NO.	Proposed USE	Approx. Store area (M^2)	**Rent per month in Kshs.**
First floor	CC101	room	19	26,948.00
	CC102	room	44	62,392.00
	CC103	room	47	66,646.00
	CC104	room	43	60,974.00

LOT 9 – PIONEER CLUB HOUSE FOR LEASE ONLY					
LEVEL	SPACE NO.	Approx. Store area (M^2)	LEVEL	Approx. Store area (M^2)	**Rent per month in Kshs**
Ground floor	CH001	20	Office /Reception		197,340.00
	CH002	24	Kitchen		
	CH003	86	Restaurant eating place	130	
First floor	CH101	35	Aerobics		175,000.00
	CH102	86	Gym	121	
Roof top	CH201	35	Kitchen		135,000.00
		154	Open space with roof cover	189	

LOT 10 – MIXED USE DEVELOPMENT (MUD) FOR LEASE ONLY					
Level	Space No.	Approx. Store area (M^2)	Level	Approx. Store area (M^2)	**Rent per month in Kshs**
Ground floor	MUD 001	875	Supermarket	875	645,000.00
First floor	MUD 101	104	Room	104	90,376.00
	MUD 102	77	Room	67	58,223.00
	MUD 103	74	Room	74	64,306.00
	MUD 104	69	Room	69	59,961.00
	MUD 105	62	Room	62	53,878.00
	MUD 106	57	Room	57	49,533.00
	MUD 107	57	Room	57	49,533.00
	MUD 108	38	Room	39	33,891.00
	MUD 109	38	Room	39	33,891.00
	MUD 110	25	Room	25	21,725.00
	MUD 111	32	Room	32	27,808.00
Second Floor		875	Clinic already partitioned useful for medical facility	875	550,000.00

LOT 11 – STAND ALONE COMMERCIAL SHOPS						
		Shop area	Store Area	Washroom Area	Approx. Store area (M^2)	Reserve price in Kshs.
SWIMMING POOL AREA	CS001	9	4	3	16	1,100,000.00
	CS002	9	4	3	16	1,100,000.00
	CS003	9	4	3	16	1,100,000.00
	CS004	9	4	3	16	1,100,000.00
	CS005	9	4	3	16	1,100,000.00
	CS006	9	4	3	16	1,100,000.00
BETWEEN BLOCK B& C	CS007	9	4	3	16	1,100,000.00
	CS008	9	4	3	16	1,100,000.00
	CS009	9	4	3	16	1,100,000.00
BETWEEN MUD & H	CS012	9	4	3	16	1,100,000.00

1. The auction will be conducted by appointed auctioneer M/s Westport Industrial City Limited.
2. Interested bidders may inspect the commercial spaces and verify their details at the project site on weekdays from 18th November 2026 to 3rd December 2026, between 9:00 a.m. to 4:00 p.m.
3. To obtain a bidding number, interested bidders must pay a refundable deposit of Ksh. 100,000 into the account specified below or at the Auction Centre by 9:00 a.m., before being allowed to bid. Deposits paid by unsuccessful bidders will be refunded.
4. Reservations have been made for the residents of Pioneer Estate.
5. The sale/lease is subject to reserve sale/rental prices, and the commercial spaces are sold on an "AS IS, WHERE IS" basis. Other conditions of sale/lease are set out in the catalogue.
6. All payments shall be made to the **OFFICIAL AFFORDABLE HOUSING BOARD BANK ACCOUNT.** Bidders shall be issued with an official receipt and a bidding number.
7. The refundable deposit shall be paid into the account specified below:

   ACCOUNT NAME: AFFORDABLE HOUSING FUND-MAIN COLLECTION
   BANK: KENYA COMMERCIAL BANK
   ACCOUNT NUMBER: 1341734366
8. Catalogues containing details of the commercial spaces to be auctioned may be downloaded free of charge from the Affordable Housing Board (AHB) website, www.affordablehousingboard.go.ke, or the Public Procurement Information Portal (PPIP), www.tenders.go.ke.
9. Interested bidders are required to check the AHB and PPIP websites regularly for any addenda or clarifications issued before the auction date.

10. For clarification, please contact the Head of Supply Chain Management by email at procurement@affordablehousingboard.go.ke, or contact M/s Westport Industrial City Limited, the appointed auctioneer on Email: corporate@westportindustrialcity.co.ke Tel: +254720881086

CHIEF EXECUTIVE OFFICER
AFFORDABLE HOUSING BOARD