Affordable Housing Board

Makao Bora, Jukumu Letu

AUCTION CATALOGUE

SALE OF COMMERCIAL BUSINESS SPACES

PIONEER AFFORDABLE HOUSING PROJECT

ELDORET, UASIN GISHU COUNTY

AUCTION PARTICULARS	DETAILS
Disposal reference	AHB/DISPOSAL/PIONEER/01/2026-2027
Auction date	4TH DECEMBER 2026
Auction starting time	10:00 a.m.
Auction venue	Pioneer Affordable Housing Project site, Eldoret
Appointed auctioneer	M/s Westport Industrial City Limited
Bidding deposit	Kshs. 100,000 (refundable to the unsuccessful bidders within 7 days of the auction date.

1. INTRODUCTION

The Affordable Housing Board invites interested bidders to participate in the public auction of commercial business spaces situated at the Pioneer Affordable Housing Project in Eldoret, Uasin Gishu County. The properties are offered in lots as set out in the schedules in this catalogue.

The auction was advertised under Disposal No. AHB/DISPOSAL/PIONEER/01/2026-2027 and is scheduled to take place at the project site on 4th December 2026, commencing at 10:00 a.m.

2. AUCTION SUMMARY

LOT	PROPERTY / LOCATION	SCOPE ADVERTISED
Lot 1	Commercial shops – Blocks A	13 shop units
Lot 2	Commercial shops – Blocks C	13 shop units
Lot 3	Commercial shops – Blocks G	13 shop units
Lot 4	Commercial shops – Blocks H	13 shop units
Lot 5	Commercial shops – Blocks L	11 shop units
Lot 6	Commercial shops – Blocks M	11 shop units
Lot 7	Commercial shops – Blocks N	13 shop units
Lot 8	Pioneer Community Centre for lease only	First-floor
Lot 9	Pioneer Club House for lease only	Ground-floor, first-floor and rooftop
Lot 10	Mixed Use Development 9MUD) for lease only	Ground-floor supermarket, first floor, second-floor hospital space
Lot 11	Stand-alone Commercial shops	Located at the swimming pool area, between block B and C and between MUD and block H

3. AUCTION ARRANGEMENTS

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 telephone number; 0713492574/0720881086

11. The following 28 commercial spaces have been reserved for the pioneer project residents as follows;

RESERVED FOR PIONEER PROJECT RESIDENTS						
	shop name	Block	Reserved Use	Reserve price in Kshs.	Plinth Area (M^2)	Bid Amount (Kshs.)
1	AS006	Block A	Phone & electronics accessories/repairs	900,000.00	14	
2	AS007	Block A	Cyber, printing & stationery	1,000,000.00	15	
3	AS008	Block A	Café & bakery (no deep frying)	1,100,000.00	15	
4	AS015	Block A	Convenience mini-mart	1,300,000.00	18	
5	CS006	Block C	Tailoring & alterations	900,000.00	14	
6	CS007	Block C	Second-hand (mitumba) clothing	1,000,000.00	15	
7	CS008	Block C	Greengrocer (fruit & vegetables)	1,100,000.00	15	
8	CS015	Block C	Cereals & dry foods	1,300,000.00	18	
9	GS006	Block G	Purified water refill	900,000.00	14	
10	GS007	Block G	Café & bakery (no deep frying)	1,000,000.00	15	
11	GS008	Block G	Greengrocer (fruit & vegetables)	1,100,000.00	15	

12	GS015	Block G	Convenience mini-mart	1,300,000.00	18	
13	HS006	Block H	Cosmetics & beauty supplies	900,000.00	14	
14	HS007	Block H	Photo studio, passport photos & printing	1,000,000.00	15	
15	HS008	Block H	Greengrocer (fruit & vegetables)	1,100,000.00	15	
16	HS015	Block H	Cereals and Dry foods	1,300,000.00	18	
17	LS006	Block L	Phone & electronics accessories/repairs	900,000.00	14	
18	LS007	Block L	Second-hand (mitumba) clothing	1,000,000.00	15	
19	LS008	Block L	Greengrocer (fruit & vegetables)	1,100,000.00	15	
20	LS014	Block L	Purified water Refill	900,000.00	13	
21	MS006	Block M	Dairy & milk dispenser	900,000.00	14	
22	MS007	Block M	Café & bakery (no deep frying)	1,000,000.00	15	
23	MS008	Block M	Greengrocer (fruit & vegetables)	1,100,000.00	15	
24	MS014	Block M	Kitchen ware and household goods	900,000.00	13	
25	NS006	Block N	Cyber, printing & stationery	900,000.00	14	
26	NS007	Block N	Bulk refill shop (soap, detergent, cooking oil by the litre)	1,000,000.00	15	
27	NS008	Block N	Greengrocer (fruit & vegetables)	1,100,000.00	15	
28	NS015	Block N	Convenience mini-mart	1,300,000.00	18	

4. DETAILS OF COMMERCIAL SPACES FOR SALE/LEASE

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	Reserved Use	Reserve price in Kshs.	Plinth Area (M²)	Bid Amount (Kshs.)
1	AS004	Mobile money & agent banking	1,000,000.00	14	
2	AS005	Phone & electronics accessories/repairs	900,000.00	14	
3	AS006	Cyber, printing & stationery	900,000.00	14	
4	AS007	Café & bakery (no deep frying)	1,000,000.00	15	
5	AS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	AS009	Hair & beauty salon	1,100,000.00	15	
7	AS010	Dairy & milk dispenser	1,100,000.00	15	
8	AS011	Barber shop	1,100,000.00	15	
9	AS012	Clothing boutique	900,000.00	14	
10	AS013	Courier & parcel pick-up point	900,000.00	13	
11	AS014	Purified water refill	900,000.00	14	
12	AS015	Convenience mini-mart	1,300,000.00	18	
13	AS016	Pharmacy	1,700,000.00	25	

LOT 2 – BLOCK C					
S/No	shop name	Reserved Use	Reserve price in Kshs.	Plinth Area (M²)	Bid Amount (Kshs.)
1	CS004	Bulk refill shop (soap, detergent, cooking oil by the litre)	1,000,000.00	14	
2	CS005	Laundry & dry cleaning	900,000.00	14	

3	CS006	Tailoring & alterations	900,000.00	14	
4	CS007	Second-hand (mitumba) clothing	1,000,000.00	15	
5	CS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	CS009	Hair & beauty salon	1,100,000.00	15	
7	CS010	Sportswear & running gear	1,100,000.00	15	
8	CS011	Barber shop	1,100,000.00	15	
9	CS012	Dairy & milk dispenser	900,000.00	14	
10	CS013	Juice & smoothie bar	900,000.00	13	
11	CS014	Shoe repair & shoe shine	900,000.00	14	
12	CS015	Cereals & dry foods	1,300,000.00	18	
13	CS016	Convenience mini-mart	1,700,000.00	25	

LOT 3 – BLOCK G					
	Shop Name	**Reserved Use**	**Reserve price in Kshs.**	**Plinth Area (M^2)**	**Bid Amount (Kshs.)**
1	GS004	Mobile money & agent banking	1,000,000.00	14	
2	GS005	Phone & electronics accessories/repairs	900,000.00	14	
3	GS006	Purified water refill	900,000.00	14	
4	GS007	Café & bakery (no deep frying)	1,000,000.00	15	
5	GS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	GS009	Hair & beauty salon	1,100,000.00	15	
7	GS010	Dairy & milk dispenser	1,100,000.00	15	
8	GS011	Barber shop	1,100,000.00	15	
9	GS012	Clothing & shoes	900,000.00	14	

10	GS013	Laundry & dry cleaning	900,000.00	13	
11	GS014	Cyber, printing & stationery	900,000.00	14	
12	GS015	Convenience mini-mart	1,300,000.00	18	
13	GS016	Pharmacy	1,700,000.00	25	

LOT 4 – BLOCK H					
	shop name	Reserved Use	Reserve price in Kshs.	Plinth Area (M^2)	Bid Amount (Kshs.)
1	HS004	Home repairs hub (plumbing, electrical, appliances)	1,000,000.00	14	
2	HS005	Tailoring & alterations	900,000.00	14	
3	HS006	Cosmetics & beauty supplies	900,000.00	14	
4	HS007	Photo studio, passport photos & printing	1,000,000.00	15	
5	HS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	HS009	Hair & beauty salon	1,100,000.00	15	
7	HS010	Children's wear & baby shop	1,100,000.00	15	
8	HS011	Barber shop	1,100,000.00	15	
9	HS012	Dairy & milk dispenser	900,000.00	14	
10	HS013	Household electricals & light hardware	900,000.00	13	
11	HS014	Courier & parcel pick-up point	900,000.00	14	
12	HS015	Cereals & dry foods	1,300,000.00	18	
13	HS016	Books, stationery & school uniforms	1,700,000.00	25	

LOT 5 – BLOCK L					
	shop name	Reserved Use	Reserve price in Kshs.	Plinth Area (M^2)	Bid Amount (Kshs.)
1	LS004	Dairy & milk dispenser	1,000,000.00	14	
2	LS005	Cyber, printing & stationery	900,000.00	14	
3	LS006	Phone & electronics accessories/repairs	900,000.00	14	
4	LS007	Second-hand (mitumba) clothing	1,000,000.00	15	
5	LS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	LS009	Hair & beauty salon	1,100,000.00	15	
7	LS010	Laundry & dry cleaning	1,100,000.00	15	
8	LS011	Barber shop	1,100,000.00	15	
9	LS012	Resident start-up unit	900,000.00	14	
10	LS013	Tailoring & alterations	900,000.00	13	
11	LS014	Purified water refill	900,000.00	14	

LOT 6 – BLOCK M					
	shop name	Reserved Use	Reserve price in Kshs.	Plinth Area (M^2)	Bid Amount (Kshs.)
1	MS004	Mobile money & agent banking	1,000,000.00	14	
2	MS005	Tailoring & alterations	900,000.00	14	
3	MS006	Dairy & milk dispenser	900,000.00	14	
4	MS007	Café & bakery (no deep frying)	1,000,000.00	15	
5	MS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	MS009	Hair & beauty salon	1,100,000.00	15	
7	MS010	Phone & electronics accessories/repairs	1,100,000.00	15	

8	MS011	Barber shop	1,100,000.00	15	
9	MS012	Shoe repair & shoe shine	900,000.00	14	
10	MS013	Cereals & dry foods	900,000.00	13	
11	MS014	Kitchenware & household goods	900,000.00	14	

LOT 7 – BLOCK N					
	shop name	Reserved Use	Reserve price in Kshs.	Plinth Area (M^2)	Bid Amount (Kshs.)
1	NS004	Dairy & milk dispenser	1,000,000.00	14	
2	NS005	Laundry & dry cleaning	900,000.00	14	
3	NS006	Cyber, printing & stationery	900,000.00	14	
4	NS007	Bulk refill shop (soap, detergent, cooking oil by the litre)	1,000,000.00	15	
5	NS008	Greengrocer (fruit & vegetables)	1,100,000.00	15	
6	NS009	Hair & beauty salon	1,100,000.00	15	
7	NS010	Clothing boutique	1,100,000.00	15	
8	NS011	Barber shop	1,100,000.00	15	
9	NS012	Juice & smoothie bar	900,000.00	14	
10	NS013	Household electricals & light hardware	900,000.00	13	
11	NS014	Purified water refill	900,000.00	14	
12	NS015	Convenience mini-mart	1,300,000.00	18	
13	NS016	Pharmacy	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.**	**Bid Amount (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**	**Bid Amount (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**	**Bid Amount (Kshs.)**
Ground floor	MUD 001	875	Supermarket	875	645,000.00	
First floor	MUD 101	104	Bank or SACCO branch	104	90,376.00	
	MUD 102	77	Microfinance & insurance agency	67	58,223.00	
	MUD 103	74	Tuition & computer training centre	74	64,306.00	
	MUD 104	69	Co-working & business centre	69	59,961.00	
	MUD 105	62	Driving school or college satellite office	62	53,878.00	
	MUD 106	57	Professional offices (accountants, advocates)	57	49,533.00	

	MUD 107	57	Real estate agency & property management office	57	49,533.00	
	MUD 108	38	Internet / fibre provider customer office	39	33,891.00	
	MUD 109	38	Optician & hearing care	39	33,891.00	
	MUD 110	25	Office	25	21,725.00	
	MUD 111	32	Dental clinic (single chair)	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	

8.. ACCOUNT DETAILS FOR THE BIDDING DEPOSIT

ACCOUNT PARTICULAR	DETAILS AS PRINTED IN THE AUCTION NOTICE
Account name	AFFORDABLE HOUSING FUND-MAIN COLLECTION
BANK	KENYA COMMERCIAL BANK
Account number	1341734366

13. BIDDER'S DUE-DILIGENCE CHECKLIST

1. Read the complete official auction notice and conditions of sale.
2. Confirm the lot and exact property/shop code of interest.
3. Visit and inspect the property during the officially confirmed inspection period.
4. Verify the reserve/market value, monthly rent and applicable service charge for the commercial spaces for lease.
5. Confirm the official bank account details directly with the Affordable Housing Board.
6. Pay the refundable bidding deposit within the stated deadline and obtain an official receipt.
7. Obtain a bidding number before the auction commences.
8. Seek clarification on payment deadlines, taxes, transfer/ownership documentation and any other obligations not specified in the notice.

CHIEF EXECUTIVE OFFICER
AFFORDABLE HOUSING BOARD