# AFFORDABLE HOUSING BOARD

## INVITATION TO BID

| | |
|---|---|
| **Tender No.** | **AHB/DISPOSAL/02/2026-2027** |
| **Tender Description:** | **Proposed disposal/Sale of commercial business spaces at the Pioneer Affordable Housing Estate in Eldoret, Uasin Gishu County** |

The Affordable Housing Board Invites bids from eligible interested bidders and persons for the sale and lease of business space at the Pioneer Affordable Housing Project in Uasin Gishu County. The following spaces are available for sale and lease as lotted below.

**LOT 1 – BLOCK A**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | AS004 | 1,000,000.00 | 8,300 |
| 2 | AS005 | 900,000.00 | 7,500 |
| 3 | AS006 | 900,000.00 | 7,500 |
| 4 | AS007 | 1,000,000.00 | 8,300 |
| 5 | AS008 | 1,100,000.00 | 9,200 |
| 6 | AS009 | 1,100,000.00 | 9,200 |
| 7 | AS010 | 1,100,000.00 | 9,200 |
| 8 | AS011 | 1,100,000.00 | 9,200 |
| 9 | AS012 | 900,000.00 | 7,500 |
| 10 | AS013 | 900,000.00 | 7,500 |
| 11 | AS014 | 900,000.00 | 7,500 |
| 12 | AS015 | 1,300,000.00 | 10,900 |
| 13 | AS016 | 1,700,000.00 | 14,200 |

**LOT 2: BLOCK C**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | CS004 | 1,000,000.00 | 8,300 |
| 2 | CS005 | 900,000.00 | 7,500 |
| 3 | CS006 | 900,000.00 | 7,500 |
| 4 | CS007 | 1,000,000.00 | 8,300 |
| 5 | CS008 | 1,100,000.00 | 9,200 |
| 6 | CS009 | 1,100,000.00 | 9,200 |
| 7 | CS010 | 1,100,000.00 | 9,200 |
| 8 | CS011 | 1,100,000.00 | 9,200 |
| 9 | CS012 | 900,000.00 | 7,500 |
| 10 | CS013 | 900,000.00 | 7,500 |
| 11 | CS014 | 900,000.00 | 7,500 |
| 12 | CS015 | 1,300,000.00 | 10,900 |
| 13 | CS016 | 1,700,000.00 | 14,200 |

**LOT 3: BLOCK G**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | GS004 | 1,000,000.00 | 8,300 |
| 2 | GS005 | 900,000.00 | 7,500 |
| 3 | GS006 | 900,000.00 | 7,500 |
| 4 | GS007 | 1,000,000.00 | 8,300 |
| 5 | GS008 | 1,100,000.00 | 9,200 |
| 6 | GS009 | 1,100,000.00 | 9,200 |
| 7 | GS010 | 1,100,000.00 | 9,200 |
| 8 | GS011 | 1,100,000.00 | 9,200 |
| 9 | GS012 | 900,000.00 | 7,500 |
| 10 | GS013 | 900,000.00 | 7,500 |
| 11 | GS014 | 900,000.00 | 7,500 |
| 12 | GS015 | 1,300,000.00 | 10,900 |
| 13 | GS016 | 1,700,000.00 | 14,200 |

**LOT 4: BLOCK H**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | HS004 | 1,000,000.00 | 8,300 |
| 2 | HS005 | 900,000.00 | 7,500 |
| 3 | HS006 | 900,000.00 | 7,500 |
| 4 | HS007 | 1,000,000.00 | 8,300 |
| 5 | HS008 | 1,100,000.00 | 9,200 |
| 6 | HS009 | 1,100,000.00 | 9,200 |
| 7 | HS010 | 1,100,000.00 | 9,200 |
| 8 | HS011 | 1,100,000.00 | 9,200 |
| 9 | HS012 | 900,000.00 | 7,500 |
| 10 | HS013 | 900,000.00 | 7,500 |
| 11 | HS014 | 900,000.00 | 7,500 |
| 12 | HS015 | 1,300,000.00 | 10,900 |
| 13 | HS016 | 1,700,000.00 | 14,200 |

**LOT 5: BLOCK L**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | LS004 | 1,000,000.00 | 8,300 |
| 2 | LS005 | 900,000.00 | 7,500 |
| 3 | LS006 | 900,000.00 | 7,500 |
| 4 | LS007 | 1,000,000.00 | 8,300 |
| 5 | LS008 | 1,100,000.00 | 9,200 |
| 6 | LS009 | 1,100,000.00 | 9,200 |
| 7 | LS010 | 1,100,000.00 | 9,200 |
| 8 | LS011 | 1,100,000.00 | 9,200 |
| 9 | LS012 | 900,000.00 | 7,500 |
| 10 | LS013 | 900,000.00 | 7,500 |
| 11 | LS014 | 900,000.00 | 7,500 |

**LOT 6: BLOCK M**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | MS004 | 1,000,000.00 | 8,300 |
| 2 | MS005 | 900,000.00 | 7,500 |
| 3 | MS006 | 900,000.00 | 7,500 |
| 4 | MS007 | 1,000,000.00 | 8,300 |
| 5 | MS008 | 1,100,000.00 | 9,200 |
| 6 | MS009 | 1,100,000.00 | 9,200 |
| 7 | MS010 | 1,100,000.00 | 9,200 |
| 8 | MS011 | 1,100,000.00 | 9,200 |
| 9 | MS012 | 900,000.00 | 7,500 |
| 10 | MS013 | 900,000.00 | 7,500 |
| 11 | MS014 | 900,000.00 | 7,500 |

**LOT 7: BLOCK N**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| 1 | NS004 | 1,000,000.00 | 8,300 |
| 2 | NS005 | 900,000.00 | 7,500 |
| 3 | NS006 | 900,000.00 | 7,500 |
| 4 | NS007 | 1,000,000.00 | 8,300 |
| 5 | NS008 | 1,100,000.00 | 9,200 |
| 6 | NS009 | 1,100,000.00 | 9,200 |
| 7 | NS010 | 1,100,000.00 | 9,200 |
| 8 | NS011 | 1,100,000.00 | 9,200 |
| 9 | NS012 | 900,000.00 | 7,500 |
| 10 | NS013 | 900,000.00 | 7,500 |
| 11 | NS014 | 900,000.00 | 7,500 |
| 12 | NS015 | 1,300,000.00 | 10,900 |
| 13 | NS016 | 1,700,000.00 | 14,200 |

**LOT 8- PIONEER COMMUNITY CENTRE FOR LEASE ONLY**

| S/No | Shop Name | Reserve Price | Plinth Area ($M^2$) |
|---|---|---|---|
| Ground floor | Open space | 27,000,000.00 | 217,000 |
| first floor | Open space | 22,700,000.00 | 190,000 |
| Roof top | Open space | 26,900,000.00 | 225,000 |

**LOT 9 – PIONEER CLUB HOUSE FOR LEASE ONLY**

| | | | |
|---|---|---|---|
| Ground floor | Open space | 21,000,000.00 | 175,000 |
| First floor | Open space | 21,000,000.00 | 175,000 |
| Roof top | Open space | 16,000,000.00 | 135,000 |

1. A complete set of tender documents may be obtained electronically from the Affordable Housing Board website **www.affordablehousingboard.go.ke** and **www.tenders.go.ke**. Tender documents obtained electronically will be free of charge. Those who download the tender documents and intend to submit a bid are required to forward their particulars to the email **procurement@affordablehousingboard.go.ke** for record and for the purpose of receiving any further tender clarifications and/or addendums.

2. Completed Request for Proposal documents enclosed in plain sealed envelopes and clearly marked with the Tender Number and Tender Description shall be delivered in the Tender Box located on the **21st Floor, Prism Towers, 3rd Ngong Avenue** so as to be received on or before **10th November,2026 at 11:00 a.m** Local time. Bulky documents shall be delivered and Registered at the Office of the Head, Supply Chain Management Services Prism Tower 21st Floor.

3. Tenders will be opened immediately thereafter in the Affordable Housing Boardroom, located at Prism Tower 21st Floor, in the presence of tenderers or their representatives who choose to attend. **Late tenders shall be rejected.**

4. Clarifications and addendums related to this notice shall be posted on the Board's website **www.affordablehousingboard.go.ke**

**CHIEF EXECUTIVE OFFICER**
**AFFORDABLE HOUSING BOARD.**
**P.O. BOX 27521 -00100**
**NAIROBI, KENYA**