

Laing+Simmons | Maroubra



**Shop 1 / 98-102 Maroubra Road
Maroubra NSW 2035**

Commercial Office / Retail / Medical Suites / Consultation

Outstanding Investment or for Owner Occupy. Ideal for a Medical Centre, Dentistry, Office or Retail.

- This is a "Tightly Held Location" at an "Attractive Price Point" for the Eastern Suburbs.
- Shop 1 / 98-102 Maroubra Road Maroubra is 160 m² internal PLUS Security Car Space on title.
- Laing + Simmons Maroubra are exclusive selling agents are pleased to offer to the market a fantastic property conveniently located within 250mtrs to Pacific Square Shopping Centre.
- Currently configured with a large reception/waiting area and 5 consult rooms, the space could also suit a wide range of other uses.
- Situated on the ground floor and boasting a wide Street frontage in a great position, this property ticks many boxes.
- The property also benefits from having the car space situated directly behind the shop, in addition to a bathroom facility.

ASSET KEY FEATURES

- Internal Area: 160sqm over 2 levels
- PLUS, One (1) secure allocated car space on title
- Wide street frontage
- The property has been held by the same ownership for over 25 years.
- Perfect investment or Ideal Owner Occupy
- This offering represents an accessible entry point into a blue-chip retail precinct with strong long-term fundamentals.

Open Inspection:

As Advertised or by Appointment

FOR SALE

Strata: \$1,994.52 p.q approx

Council Rate: \$1,850.00 p.a approx

Water Rate: \$700.00 p.a approx



Nick Panovski
0481 182 283



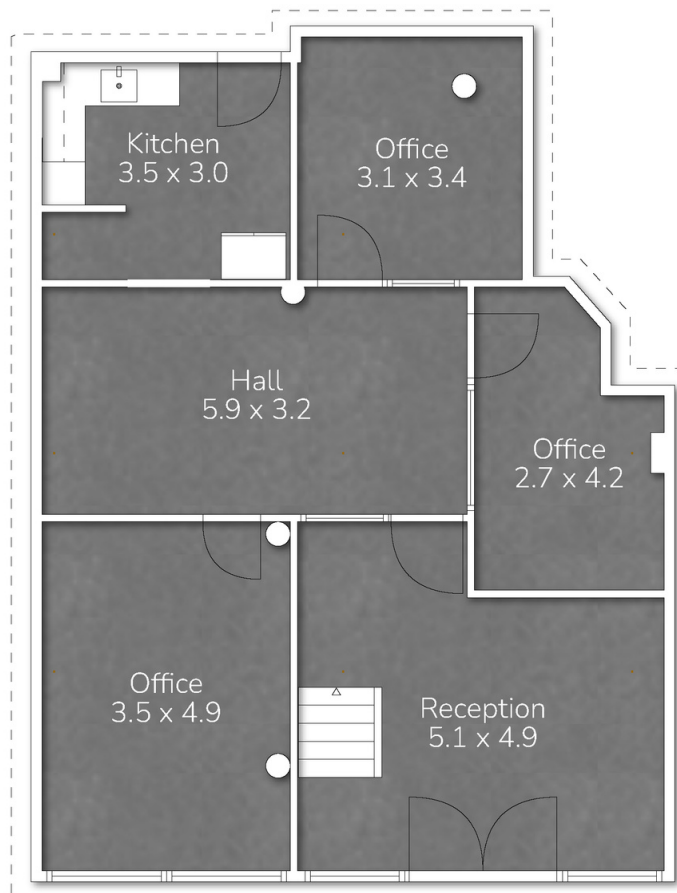
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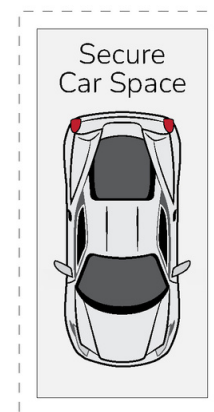




2nd Floor



1st Floor



(Not In Position)

SHOP 1/98-102 MAROUBRA ROAD, MAROUBRA



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