



**Ray White** 31 Lexington Place, Maroubra INT: 178 m<sup>2</sup>  
DISCLAIMER: PLANS, SKETCHES AND FOR PRESENTATION PURPOSES ONLY AND WILL VARY FROM ANY FLOOR DOCUMENT. ALL MEASUREMENTS ARE APPROXIMATE.

## 31 Lexington Place, Maroubra NSW 2035

### Shop in Local Shopping Village

Positioned in a busy collection of local shops, this former newsagency offers a great opportunity for a range of businesses seeking out the perfect premises. Offering high visibility, the premises surrounding shops include a chemist, fitness centre and bakery. Less than a 5-minute drive from the sands of Maroubra Beach and handy to Maroubra Junction.

- 178sqm internal (approx.) deep shop featuring tiled flooring
- North-east facing, glass frontage with security bars
- Blank interior ready for you to add your touches
- Toilet facilities, rear storage rooms or office space
- Valuable rear lane access to a double lock-up garage
- Customer car park out front, city bus stop walking distance

Retail  
 FOR LEASE

178sqm

**Ray White**

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