



## 217 Maroubra Road, Maroubra NSW 2035

### Iconic Retail Shop & 3 Bedroom Residence

Superbly located in the heart of Maroubra Junction, this rare property comprises a retail shop with a private upstairs residence. One of Maroubra's iconic family run businesses, Maroubra Shoe Repairs has enjoyed over 27 years in operation. Occupying a highly visible position with plenty of bus and car traffic to its row of shops, the premises offers handiness to Maroubra Beach, Port Botany and the city.

- Shop plus upstairs residence comprising 272sqm (approx)
- Original three-bedroom residence ready to enhance (STCA)
- Sunny garden plus rear laneway access to a lock-up garage
- North-facing block with B2 Zoning (Neighbourhood Centre)
- Ideal opportunity for a home-based business or investor
- Possible lease back opportunity

Retail  
FOR SALE

272sqm

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