

**50 Maple Street, Maleny, Qld 4552**

**MALENY** REALTY

**Sold House**

Wednesday, 18 October 2023

50 Maple Street, Maleny, Qld 4552

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 582 m2**

**Type: House**



Jason Bartholomew  
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**\$1,450,000**

Located in the very heart of Maleny's vibrant Maple Street, next door to a central park, is this historic building, the former Queensland Ambulance build from 1947-1993, is now a hybrid of commercial/retail space on ground floor with residential space on upper level, on a 582m<sup>2</sup> land parcel. The ground floor comprises two commercial tenancies, both well established businesses - a popular shoe shop taking up two tenancy spaces, and a fashion retailer; both tenants are on 3x3x3 leases, and both have built up a strong loyal local clientele as well as benefitting from excellent exposure to pedestrian and vehicular traffic with 14-meter shop frontage. There are two separate powder rooms, 2 x Kitchenettes, storage space, a laundry, and rear patio, also on this level. Upstairs was until recently rented as an Airbnb and is beautifully appointed throughout, with two bedrooms, modern bathroom and kitchen, and two living areas; hardwood timber floors, original windows, ceiling fans, gas hot water, and gas heating are existing features. Thoroughly charming with great warmth and character - this could be suitable for permanent rental, with appraisal at \$500 per week, or as short term accommodation generating an attractive income. The rear gardens are north-facing, fully fenced and provide masses of space for tenants to enjoy; there are established gardens, and pleasant pockets to sit and soak up sunshine and fresh mountain air - they are also child and pet-friendly. Maleny is the jewel-in-the-crown along the Blackall Range with a very distinctive identity and a wonderful community spirit; surrounded by lush farmland, resplendent national parks, and showcasing breathtaking coastal views encompassing the iconic Glass House Mountains, it is a place of immense natural beauty. The town centre is a busy place of activity seven days a week - with boutique dining, retail, commercial facilities, galleries, tavern, and green space. Investor owner is committed to sell - and this is a savvy investment, generating a solid income and located in a busy strip of the main street, its prime position should always attract tenants seeking great branding exposure. Contact Jason Bartholomew 0429 771 229 Today for a copy of information memorandum and lease details.

- Commercial opportunity in busy Maple Street
- 3 x commercial tenancies on ground floor
- 1 x 2-bedroom residential quarters above
- Ground floor leased to established businesses
- Upstairs can be Airbnb or permanent rental
- Historic local building, former Maleny QATB
- Adjoins Cooke Park, footsteps to everything