



185 BR

ONE EIGHT FIVE
BRIDGE ROAD

BODYCATALYST
BODY SHAPING + WELLNESS



BODY SHAPING + WELLNESS
Have the staff

- FAT FREEZING
- CELLULITE TREATMENT
- SKIN TIGHTENING
- NON-SURGICAL LIFT
- MUSCLE DEFINITION
- JOINT REJUVENATION
- PELVIC FLOOR STRENGTHENING
- INCONTINENCE TREATMENT
- ABDOMINAL SEPARATION TREATMENT

BODYCATALYST.COM.AU 1800 765 817

BODYC
FAT FREEZING
CELLULITE TREATMENT
SKIN TIGHTENING
NON-SURGICAL LIFT
MUSCLE DEFINITION
BODY SCULPTING
SKIN REJUVENATION
PELVIC FLOOR STRENGTHENING
INCONTINENCE TREATMENT
ABDOMINAL SEPARATION TREATMENT

UBX
BOXING + STRENGTH TRAINING
MONDAY - FRIDAY
6:00AM - 8:00AM
FRIDAY
8:00AM - 10:00AM
SATURDAY
10:00AM - 12:00PM
WWW.UBXTRAINING.COM
1800 765 817

RICHMOND

BODY CATALYST



YST

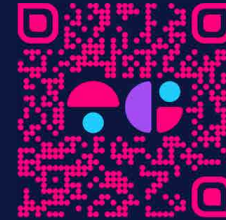


185 BRIDGE ROAD
RICHMOND

Offered for Sale or Lease

BUILDING
PARKING

126m²
1 Car Park



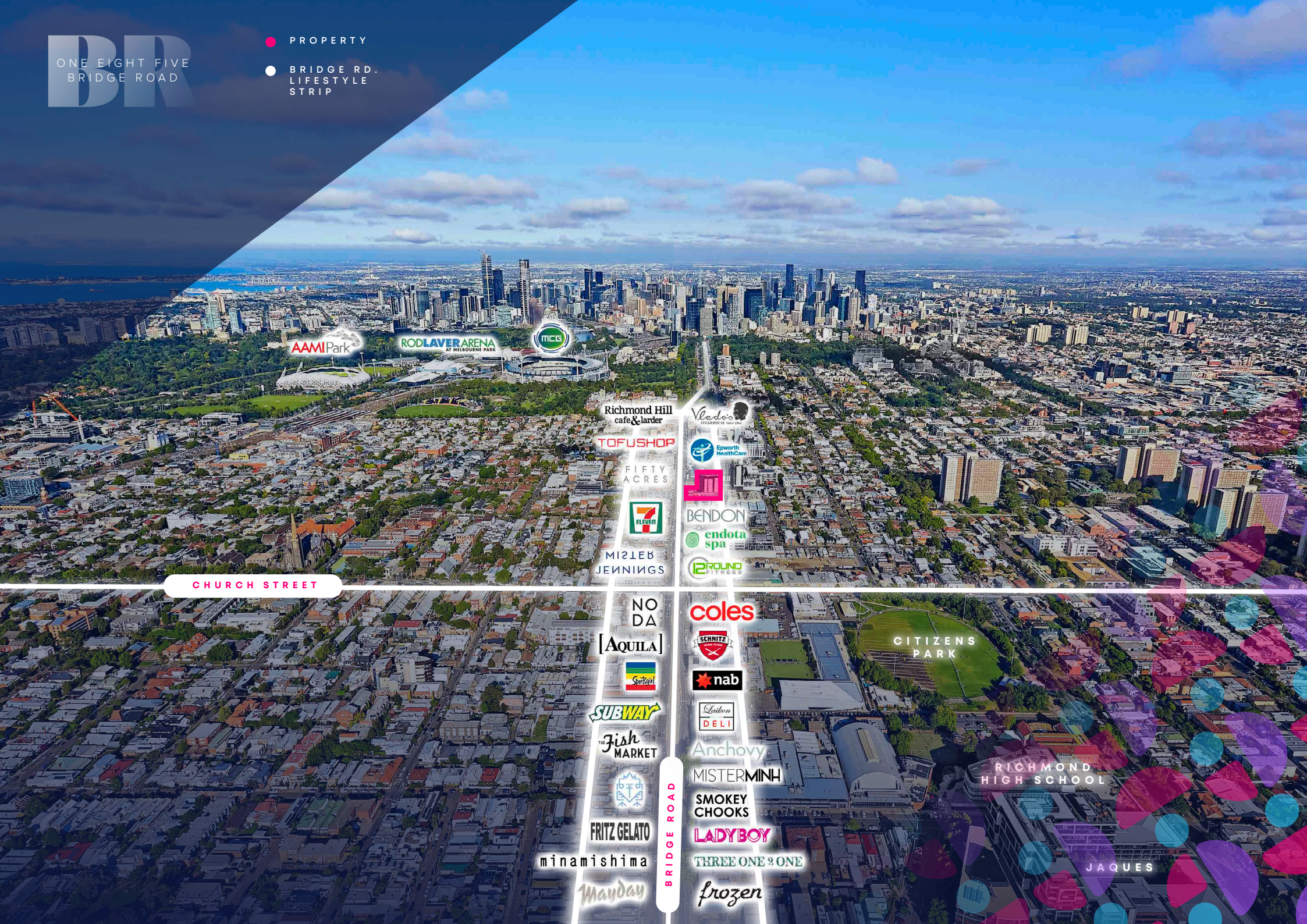
SCAN FOR
WEB LISTING



BR

ONE EIGHT FIVE
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP



AAMI Park

RODLAVER ARENA
AT MELBOURNE PARK



Richmond Hill
cafe & larder

TOFU SHOP

FIFTY
ACRES



MIZLEB
JEENNINGS

Vlado's



BENDON

endota
spa



CHURCH STREET

NO
DA

[AQUILA]



SUBWAY

THE FISH
MARKET



FRITZ GELATO

minamishima

Manday

coles



nab



Anchovy

MISTERMINH

SMOKEY
CHOOKS

LADYBOY

THREE ONE 2 ONE

frozen

CITIZENS
PARK

RICHMOND
HIGH SCHOOL

JAQUES

BRIDGE ROAD

 BODY CATALYST





MEDICAL & HEALTH MADE EASY

Bridge Road Richmond is quickly evolving into a unique retail, lifestyle, medical & health precinct anchored by not only the largest private hospital in Victoria, but also a new shopping centres and new hotel.

Take a quick look around and you'll see.

- Epworth Richmond – Victoria's largest private hospital
- The Motley Hotel & Ms Parker– a brand new 80 room, 5 star hotel, with a 100 seat restaurant and café and roof-top bar, targeting 30,000 guests per year
- Richmond Traders – featuring Coles, Vintage Cellars, ~3,000m² of brand new offices and 386 build to rent apartments

What we are offering today, is an opportunity to join this illustrious precinct with 185 Bridge Road, an immaculately presented shop that has just undergone and extensive renovations, tailoring (but not limited) to medical & health uses.

Featuring.

- 126m²
- Polished concrete floors
- Air conditioning
- Parking for one car
- 4 private consulting rooms with cabinetry and basins
- Front reception and waiting area
- Large kitchen/lunch room

Offered For Sale & For Lease.

We're here to help you find the perfect deal so let's talk.

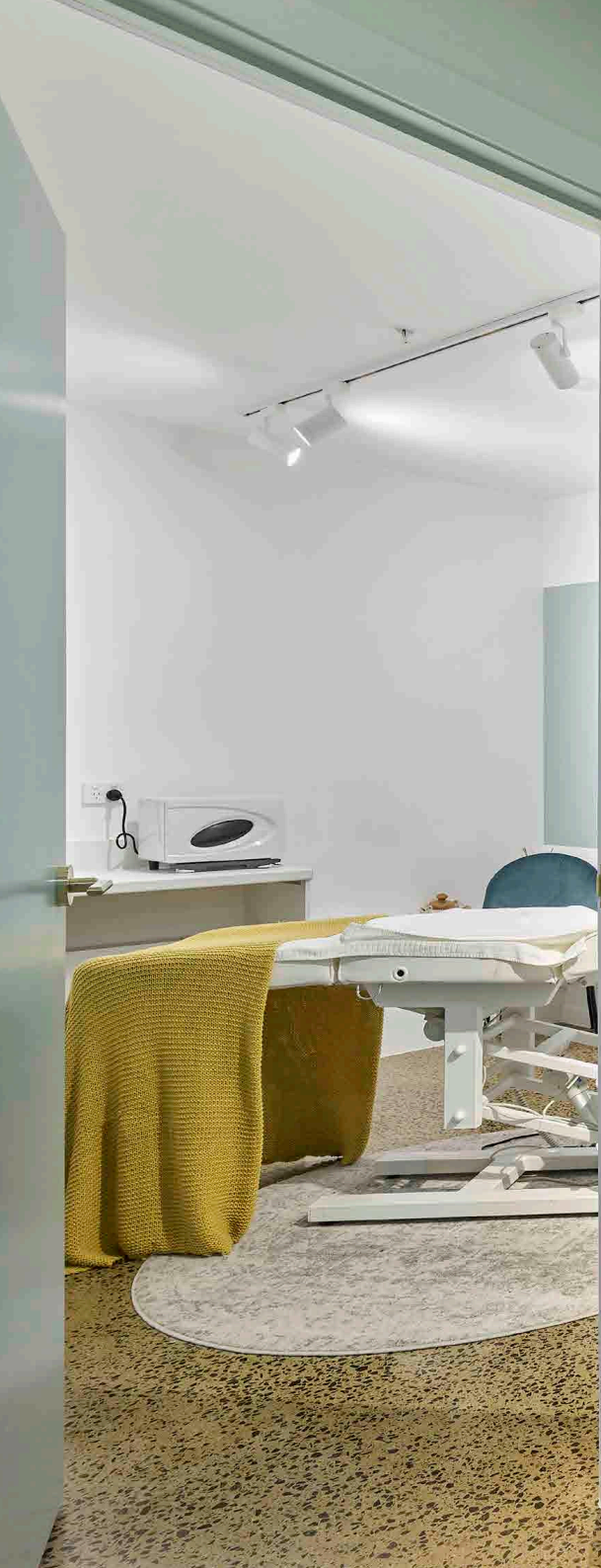


A LOCAL'S GUIDE TO RICHMOND*

Richmond is a suburb on a cultural crossroad. It's not quite north and not quite south, and it's been home to both the rich and the poor. Its quiet back streets are lined with renovated workers' cottages and old factories converted into exclusive apartments.

But no matter how much has changed in recent years, its character has remained: Richmond is a suburb that takes pride in its working-class roots, its football team, and its vibrant community nurtured by Greek and Vietnamese migrants.





WHAT'S RICHMOND KNOWN FOR?

Richmond sits just east of the city, separated from the CBD by Melbourne's sporting precinct. Though stadiums are closed for the moment, visitors usually pour in all year 'round to see sporting events and concerts at AAMI Park, Margaret Court Arena, Rod Laver Arena and the Melbourne Cricket Ground (MCG). This area along the Birrarung (Yarra River) has been a gathering place for members of the Kulin Nation long before these stadiums were erected.

The suburb's three main strips each have a distinctive feel to them. Victoria Street is Melbourne's go-to destination for Vietnamese food: it's a one-stop shop for pho, banh mi and Asian groceries. Bridge Road is known for its factory outlets, both fashion and furniture. And Swan Street is home to some of the suburb's best restaurants and cafés (as well as a few thousand footy fans depending on the day).



BIR

WHY DO THE LOCALS LOVE IT?

Richmond has a bit of something for everyone. Lara Whalley, manager of the beloved Corner Hotel (57 Swan St), tells us she loves the diversity of things going on in the area (under normal non-Covid circumstances). “There’s amazing live music, the different sporting codes and a whole range of people out and about,” she says.

Lara also gave us her top picks of Richmond shops and activities, so look out for them below.

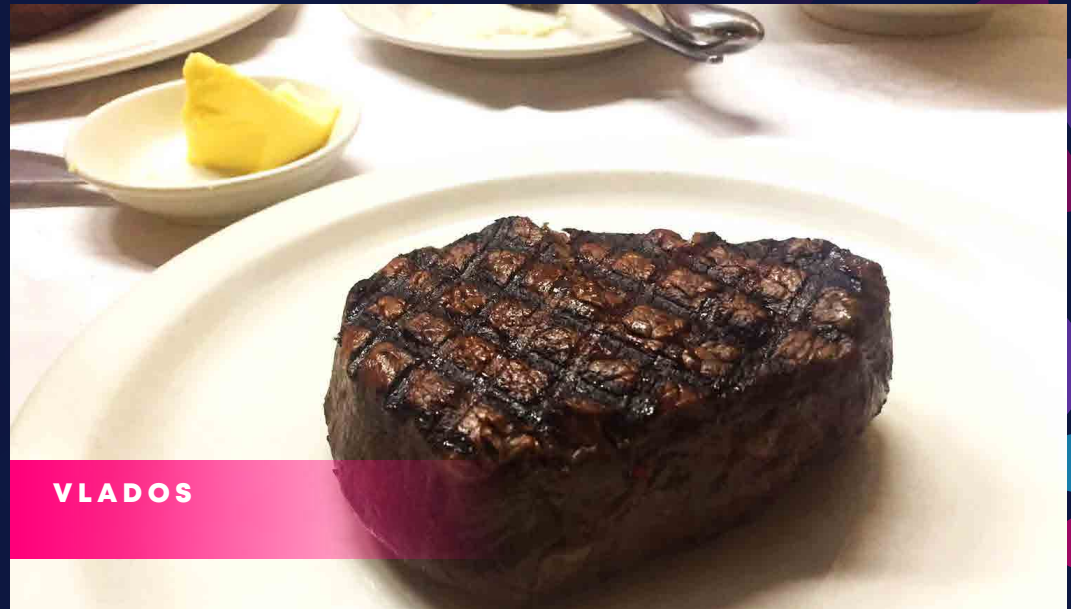




BRIDGE RD.

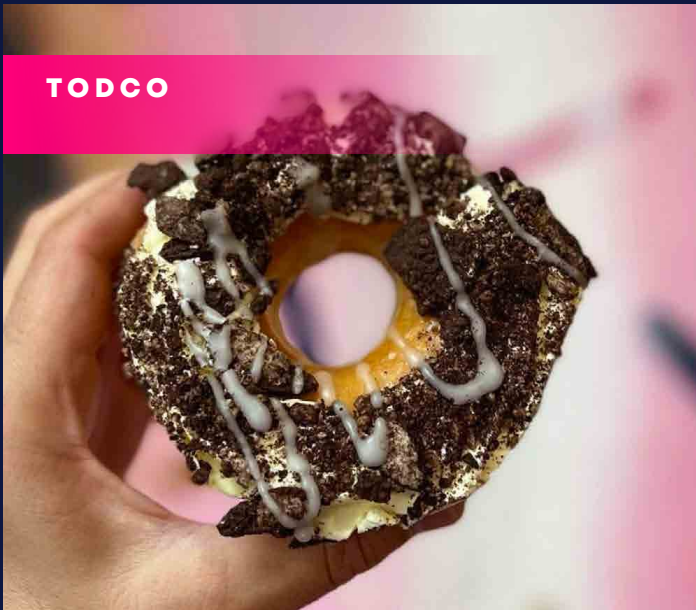


BISSEL B.



VLADOS

TODCO



MS PARKER



OSTER



FIFTY ACRES



RICHE





WHAT'S NEARBY?

East Melbourne and Fitzroy Gardens sit to the suburb's east, and Collingwood and Abbotsford are to the north. If you hop west over the Yarra River, you'll be in Hawthorn. If you go south across the river, you'll find South Yarra and the Royal Botanic Gardens.

IF YOU ONLY DO ONE THING

Watch the Richmond Tigers play at the MCG. Deck yourself out in yellow and black, grab a drink on Swan Street before the game, then find your place with the Tiger Army at the Punt Road end of the ground. Cap it all off with a hot jam doughnut from the Gate 5 food truck after the game.



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HOW DO I GET TO RICHMOND?

Richmond has four train stations: North Richmond, West Richmond, East Richmond, and Richmond. The latter is the suburb's major hub located on the easternmost point of Swan Street. The suburb is serviced by five trams from the CBD (12, 109, 48, 70 and 75). The 78 tram runs from north to south via Church Street.



185

BRIDGE ROAD
LEASE

TENANT

None

185 BRIDGE





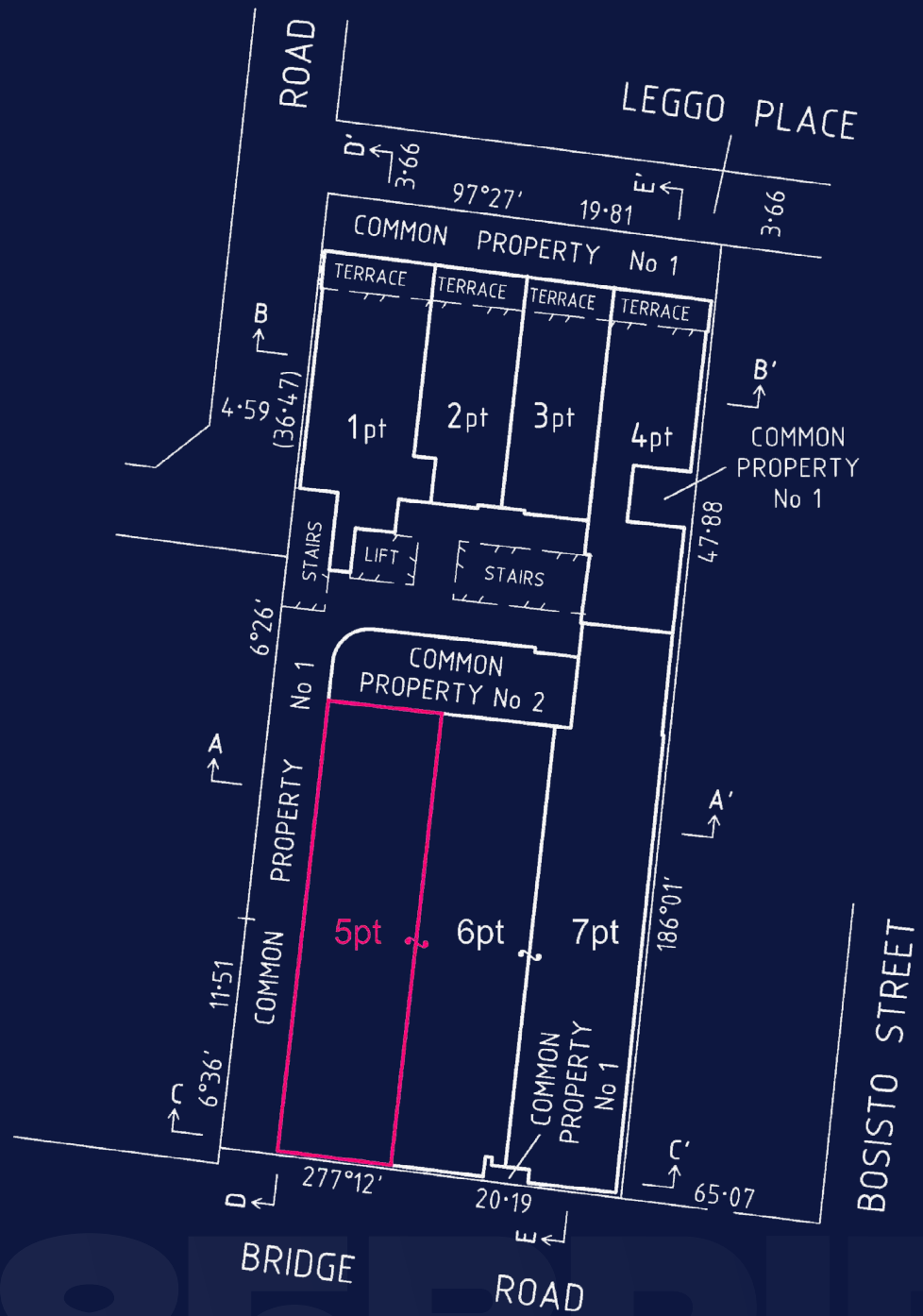
185

BRIDGE ROAD
TITLE
GROUND FLOOR



SITE
126 m²





185BRID

185

BRIDGE ROAD
TITLE
BASEMENT

5pt

PARKING
1 Car



DIAGRAM 2
BASEMENT



185

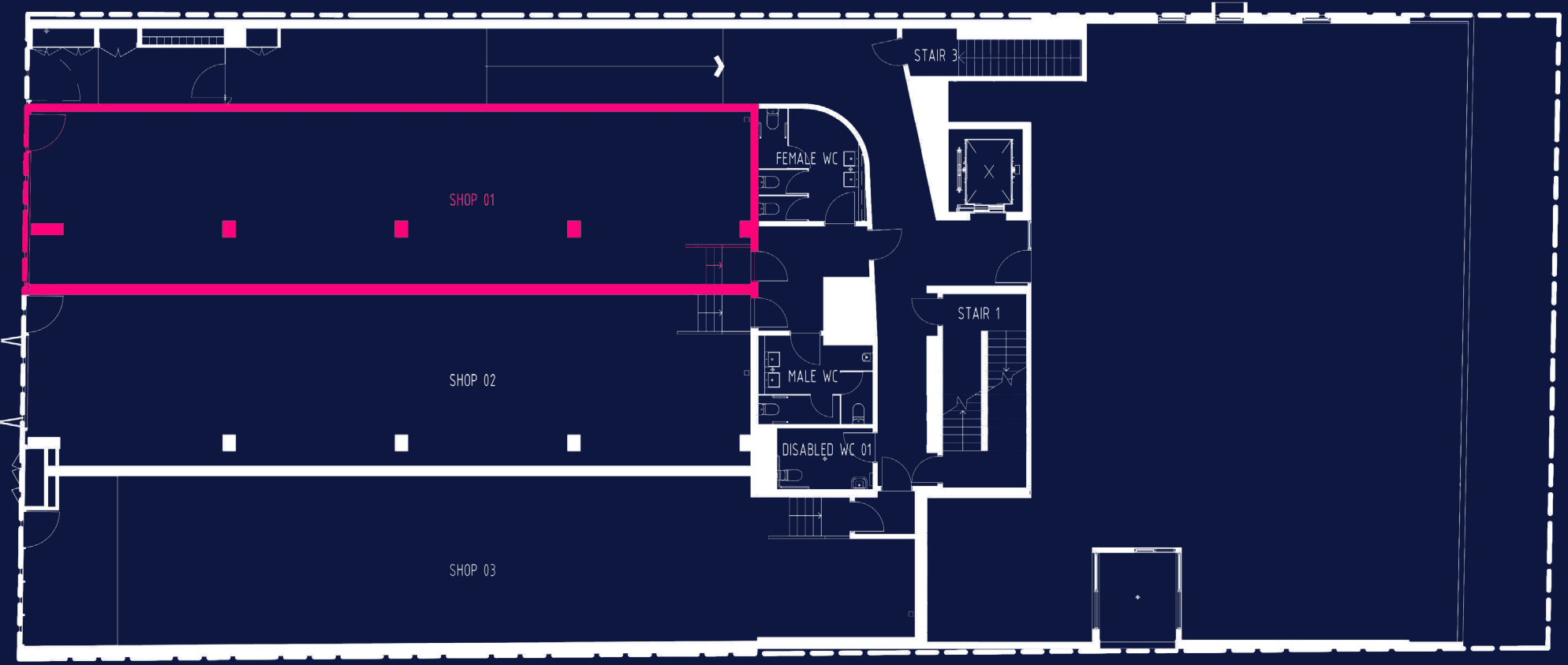
BRIDGE ROAD FLOOR PLAN



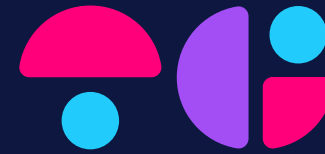
BUILDING

126 m²

BRIDGE ROAD



185 BRIDGE ROAD



ONE EIGHT FIVE BRIDGE ROAD

RICHMOND

JACK TENEKETZIS

0 4 3 8 8 0 8 5 8 8

ALEX TENEKETZIS

0 4 0 1 5 5 5 7 7 0

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