THE CECIL COLLECTIVE

150 CECIL STREET

148

01

148 CECIL STREET

Offered for Sale by Negotiation

INCOME	$35,000pa + gst
TERM	1 Year
COMMENCED	20 June 2022
SITE	246m²
BUILDING	176m²

02

150 CECIL STREET

Offered for Sale by Negotiation

TENANT	None - Vacant Possession
SITE	246m²
BUILDING	230m² inc.
MEZZANINE	54m²

03

148 & 150 CECIL STREET

Offered for Sale by Negotiation

INCOME	$35,000pa + gst
TERM	1 Year
COMMENCED	20 June 2022
SITE	492m²
BUILDING	406m² inc.
MEZZANINE	54m²

SCAN FOR WEB LISTING

PT
yarra trams
Hodgson St
Smith St
Route To
86 Waterfront City Docklands
Hail Tram Here
Stop 18
Tram service changes
Tram stop not in use
Tram service changes
View your next tram arrivals or plan a journey.
Download the PTV app.
Falafel Place
FISH & CHIPS

THE CECIL COLLECTIVE
PROPERTY
SMITH ST LIFESTYLE STRIP
FITZROY GARDENS
VICTORIA PARADE
CARLTON GARDENS
JOHNSTON STREET
SMITH STREET
ALEXANDRA PARADE
SIX SMITH
SMITHWARD
TRIPPY TACO
BURGER MASTERS
IDES
YAH YAH'S
HUXTABURGER
To be Frank
SHIMBASHI
coles
7 ELEVEN
Commonwealth Bank
Woolworths
Nando's
Grill'd
Piccolina
SUBWAY
Fonda
SHOP RAMEN
MESSINA
THE CRAFT & CO
MEATSMITH
TORTAS AND TACOS
patagonia
Pavlov's Duck
CONVERSE
macpac
Kathmandu
icebreaker
UnitedCo.
Dan Murphy's
Officeworks
MELBOURNE
RED SPARROW PIZZA

148
DANGER
dPP

A LOCAL'S GUIDE TO FITZROY*

Fitzroy is an eclectic suburb with a rich history etched into its old pubs and gay bars, narrow streets and terrace houses, long-lasting retailers and modern wine bars that have kept the old decor. The suburb was once long associated with the working class and was known to have a bohemian vibe but became a casualty of gentrification in the '80s and '90s. Yet despite undergoing urban revitalisation, many heritage buildings and Victorian-era architecture have lasted through the decades and play a key role in the area's ambience – right next to the street art.

You'll find various characters within Fitzroy's nooks, including many students, young professionals and those of the older generation that have called the community home for decades. It's economically diverse too, having one of Melbourne's largest public housing complexes while also putting up some of the most exxy rent in all of the city. It's hard to pigeonhole the area but, after all, why would you want to?

The traditional custodians of the land are the Wurundjeri Woi Wurrung of the Kulin Nation and the Kulin name for the area is Ngár-go, meaning high ground.

*Marnie Vinall 2022, *Timeout*, accessed August 2022, <https://www.timeout.com/melbourne/things-to-do/fitzroy-area-guide>

148

WHAT'S FITZROY KNOWN FOR?

Fitzroy is known to be a cultural hub with a vibrant heart and is celebrated for its unconventional, arty and eccentric nature. Head along Gertrude Street and you'll be met with designer shops and independent retailers nestled beside bars known for their drag bingo and queer nights.

Head down Brunswick Street and you'll be treated to Espresso Martinis, bottomless tacos and vintage shops with plenty of corduroy. And everywhere, live music can be heard – from gigs at pubs and bars to blasting through open windows above shop fronts. Fitzroy is also the main home to Melbourne Fringe Festival, because where else would an event empowering cultural expression through inclusion and diversity reside?

WHY DO THE LOCALS LOVE IT?

Christian Ferrante, Market Director of Rose Street Markets, knows a thing or two about the local area and the community within it.

“Traditionally, I’ve loved the eclectic nature of Fitzroy. It’s an open sort of place where anything goes,” he says. “That sense of excitement that you really don’t know what you might see on any given day, just walking down the street there’s always something interesting or something massive happening.”

Please keep
the base
tidy

SMITH ST.

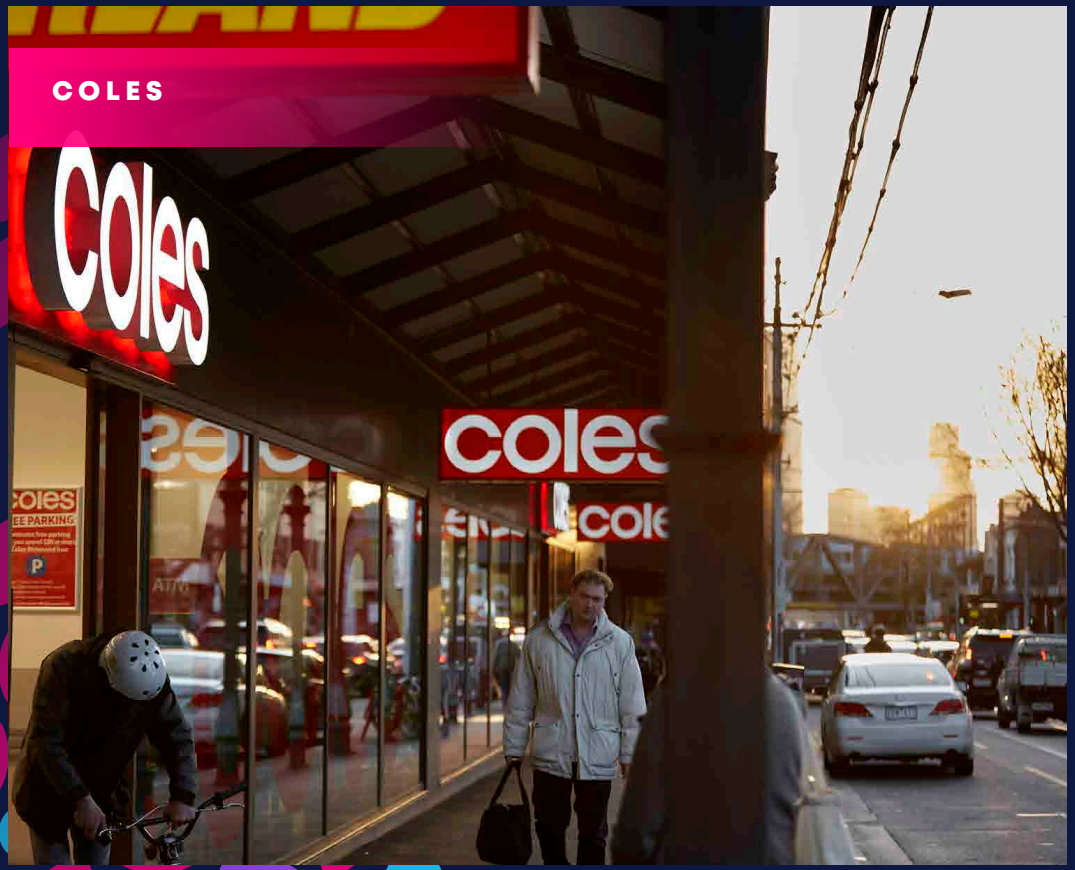
GELATO MESSINA

GRILL'D

FONDA

TO BE FRANK

HUXTABURGER


COLES
Coles
coles

PICCOLINA GELATERIA
PICCOLINA
GELATERIA
NATURALE
ICE
MAGIC
"SETS HARD IN SECONDS"
200ML
100% NATURAL CHOCOLATE
GELATO COATING

HOW DO I GET TO FITZROY

Fitzroy hasn't seen a train station since 1888, taking a preference instead for the tram life. The number 11 tram runs through the heart of Fitzroy, taking you from St Georges Road, along Brunswick Street and right through to Victoria Parade.

Otherwise, the 96 tram runs from Brunswick East to St Kilda Beach, passing through Fitzroy, making it your best bet to end up along Johnston, Moor or Gertrude Street. The area is also very bike-friendly if you're a fan of getting on the pedals.

WHAT'S NEARBY?

Fitzroy is sandwiched between Collingwood on its right and Carlton on its left, separating the two AFL rivals. Just above the suburb, you'll find Fitzroy North and below is East Melbourne. The suburb is bordered by gardens, including Carlton Gardens to the west, Edinburgh Gardens to the north and, funnily enough, Fitzroy Gardens (which aren't actually in Fitzroy) a block to the south.

THINGS TO DO

The Fitzroy Swimming Pool (160 Alexandra Parade) is a favourite spot for leisure among locals. Just ask Christian who is well acquainted with the complex: “I think it’s always fun to go to the pool. I’ve spent many summer days at the pools.”

“I think the pools are pretty cool; you get a really good mix of locals and posers [laughs], which is kind of funny. It’s got this interesting feel, you really do feel in the city, like that urban feel, but then it’s kind of like this little oasis, which is pretty cool and very unique to Fitzroy.”

Wonder through the eight gallery spaces of Brunswick Street Gallery (Level 1 and 2/322 Brunswick St) and feast your eyes on diverse works from local and national emerging and mid-career artists. Then head nearby to Sutton Gallery (254 Brunswick St) to peruse contemporary works from Australia and New Zealand.

Check out and take a photo with the greyscale Everfresh Fitzroy mural, on the sidewall of live-music venue The Night Cat (137-141 Johnston St), which reads “Welcome to sunny Fitzroy”. The wall was painted back in 2009 by Everfresh Studio and so far is standing the test of time.

150

CCTV

SPOILED FOR CHOICE IN MELBOURNE'S PROLIFIC CITY FRINGE!!

Fitzroy needs no introduction...

Smith Street, Gertrude Street & Brunswick Street... These vibrant, lifestyle strips are at your doorstep!! You are literally spoiled for choice...

Feel like a bite? Where do you start... Alimentari, Ichi Ni Nana Izakaya, Cutler & Co, Anada, Lune Croissanterie, Grill'd, Fonda Mexican, Huxtaburger, The Vegie Bar, Rice Queen, Transformer

Feel like a drink? Where do you begin... Marion, Bar Liberty, Naked for Satan, Bad Frankie, Panama Dining Room & Bar, Upside Rooftop Bar, Black Pearl, The Rum Diary Bar

Feel like a treat? How do you even choose? Gelato Messina, N2 Extreme Gelato, Picollina Gelataria, Brezioz French Creperie

The question isn't where do I go, it's where do I start!!

148 & 150 Cecil Street is two exceptional, free standing office/warehouse opportunities with a highly desirable mixed use zone, opening countless possibilities for current of future development, add value opportunities. Both properties feature immense ceiling height, providing ample clearance for a mezzanine, or a lofty and desirable, open air office/warehouse experience, with immense natural light – as well as on title car parking/storage. Brilliantly located just off the charismatic Smith Street, on one of Fitzroy's picturesque, tree lined streets, with easy access to major arterials and transport.

Sold separately or together.

For further information to arrange an inspection, please contact our exclusive sales team.

SMITH ST.

BURGER MASTERS

MAHA BAR

PAPIRICA

TRIPPY TACO

IDES

SIXTY SMITH

SMITHWARD

THE CECIL COLLECTIVE
PROPERTY
148
CECIL STREET
CECIL STREET
ALEXANDRA PARADE
SMITH STREET

FITZROY SWIMMING POOL

148 & 150

148 CECIL STREET
LEASE

TENANT

None

148&150

Agip
motor oils
HAZCHEM
RT
LUBRICANTS
1P
7 AM - 6 PM
MON - FRI
IMPOL

TACOS
"Hotel Jesus"
®

148 & 150

150 CECIL STREET
LEASE

TENANT

Jump Private Equity Pty Ltd

TERM

One year from 20 June 2022

RENT

$35,000 PA plus GST

SECURITY BOND

One Month's Rent

REVIEWS

Not Applicable

FONDA
TACOS, MARGS & GOOD TIMES
HOUSE OF DARWIN
RESPECT YOUR ELDERS
CHANGE THE DATE.
STUART HWY
RAWCUS & MIDSUMMA
GRACE CUMMINGS
GERALDINE HICKEY
SAM SIMMONS
DAVE HUGHES
GRAND SALVO
UNCLE JACK CHARLES
CIRCUS OZ
OUTDOOR STAGE
BOOK TICKETS NOW
TEQUILA HERRADURA

THE CECIL COLLECTIVE
PROPERTY
150
CECIL STREET
CECIL STREET
ALEXANDRA PARADE
SMITH STREET

148 & 150

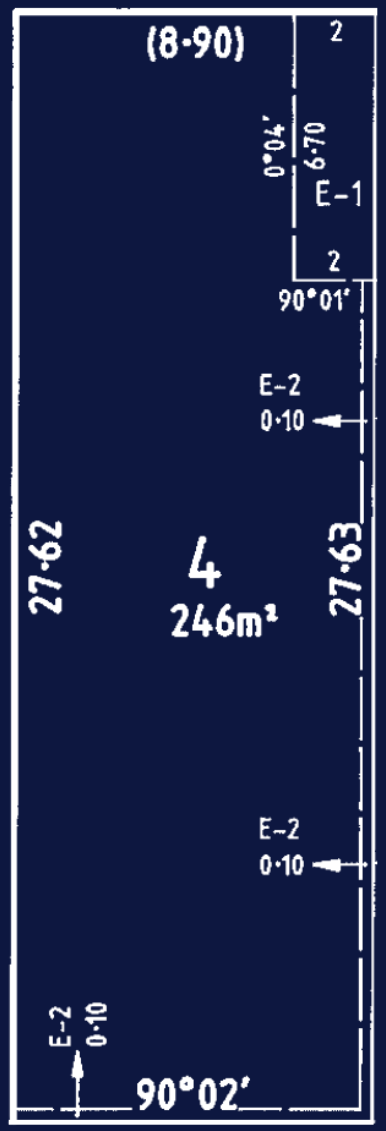
148 CECIL STREET

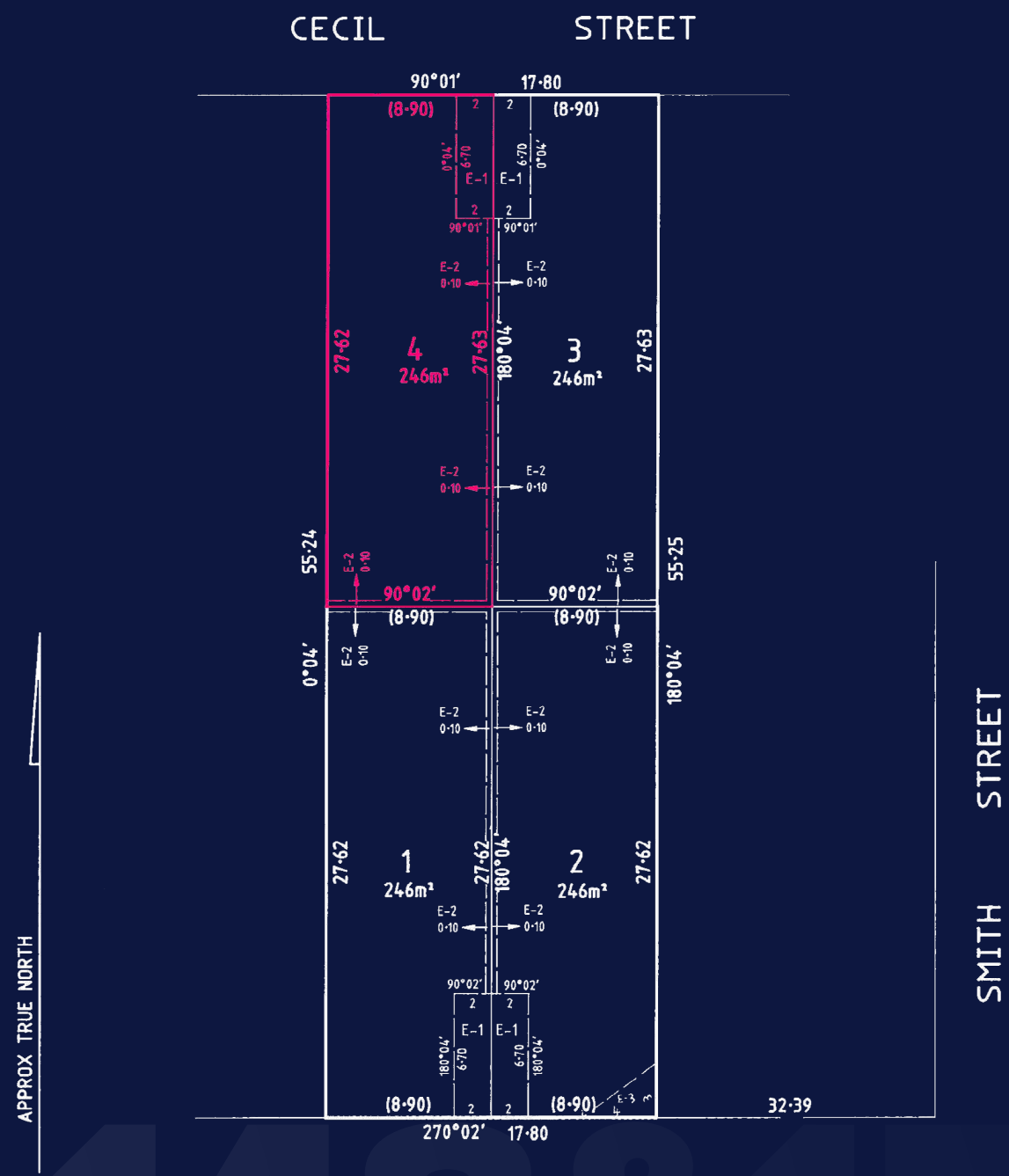
TITLE

LOT 4

SITE

246m²



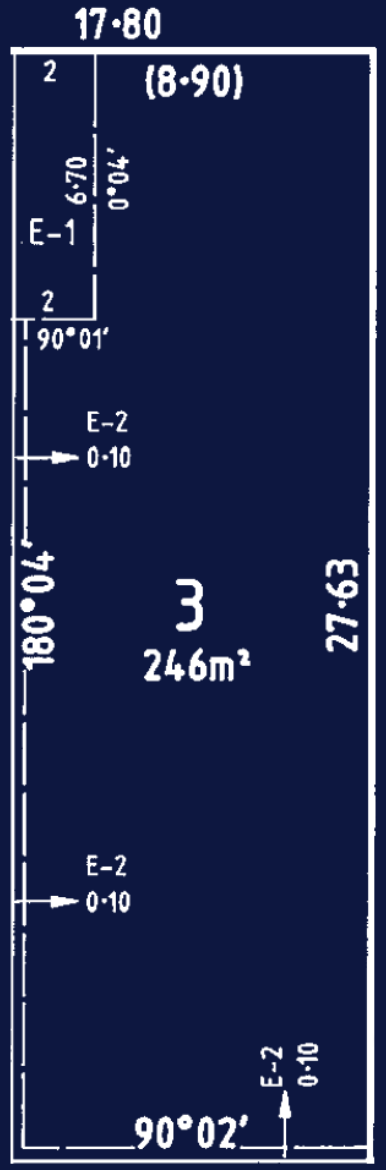

CECIL STREET
90°01'
17·80
(8·90)
E-1
6·70
0°04'
90°01'
E-2
0·10
27·62
27·63
180°04'
4
246m²
3
246m²
55·24
55·25
90°02'
0°04'
180°04'
1
246m²
2
246m²
270°02'
32·39
APPROX TRUE NORTH
SMITH STREET
WESTGARTH STREET

148 & 150

150 CECIL STREET

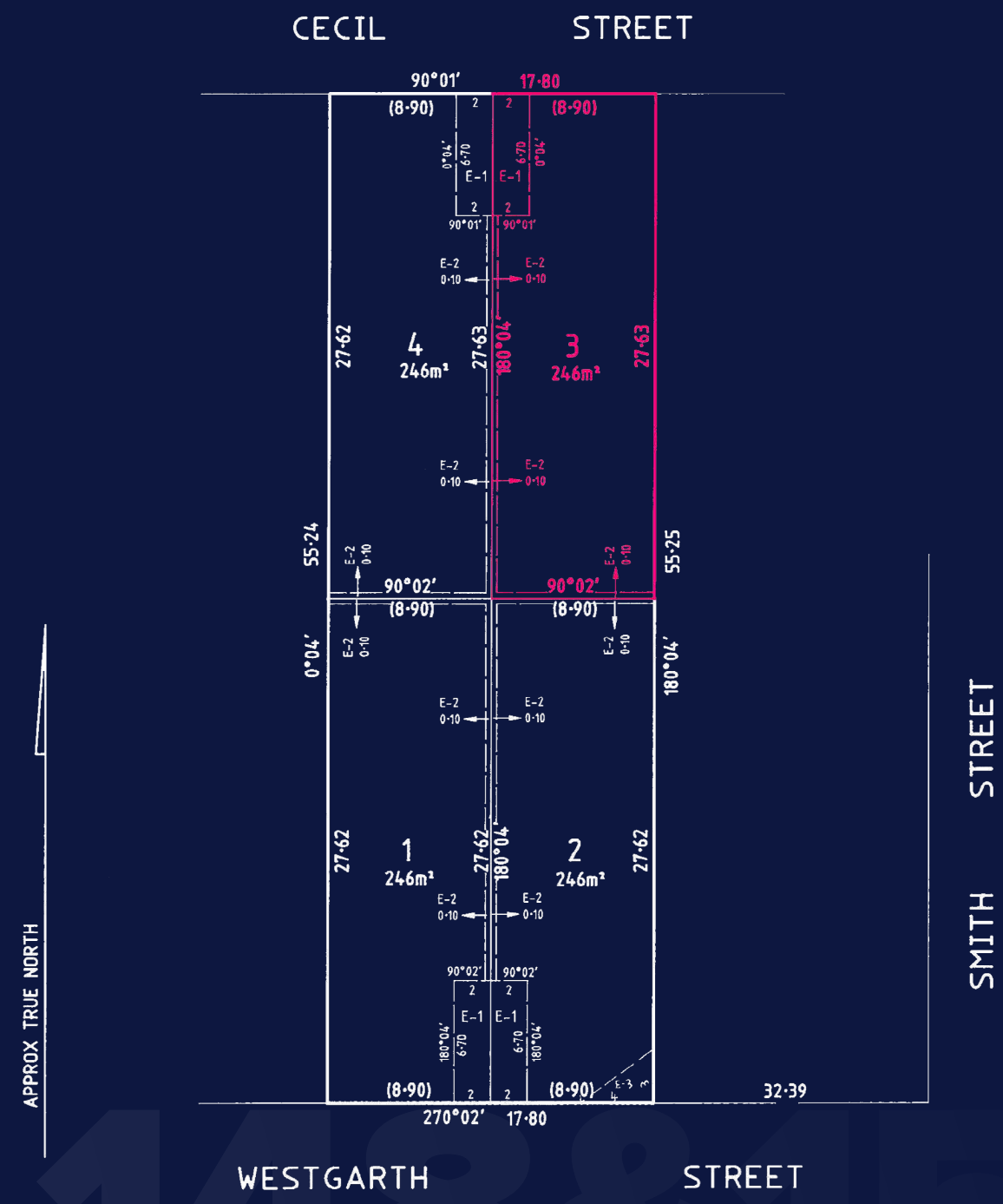
TITLE

LOT 3



SITE

246m²


CECIL STREET
SMITH STREET
WESTGARTH STREET
APPROX TRUE NORTH
90°01'
17·80
(8·90)
E-1
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0°04'
E-2
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4
246m²
3
246m²
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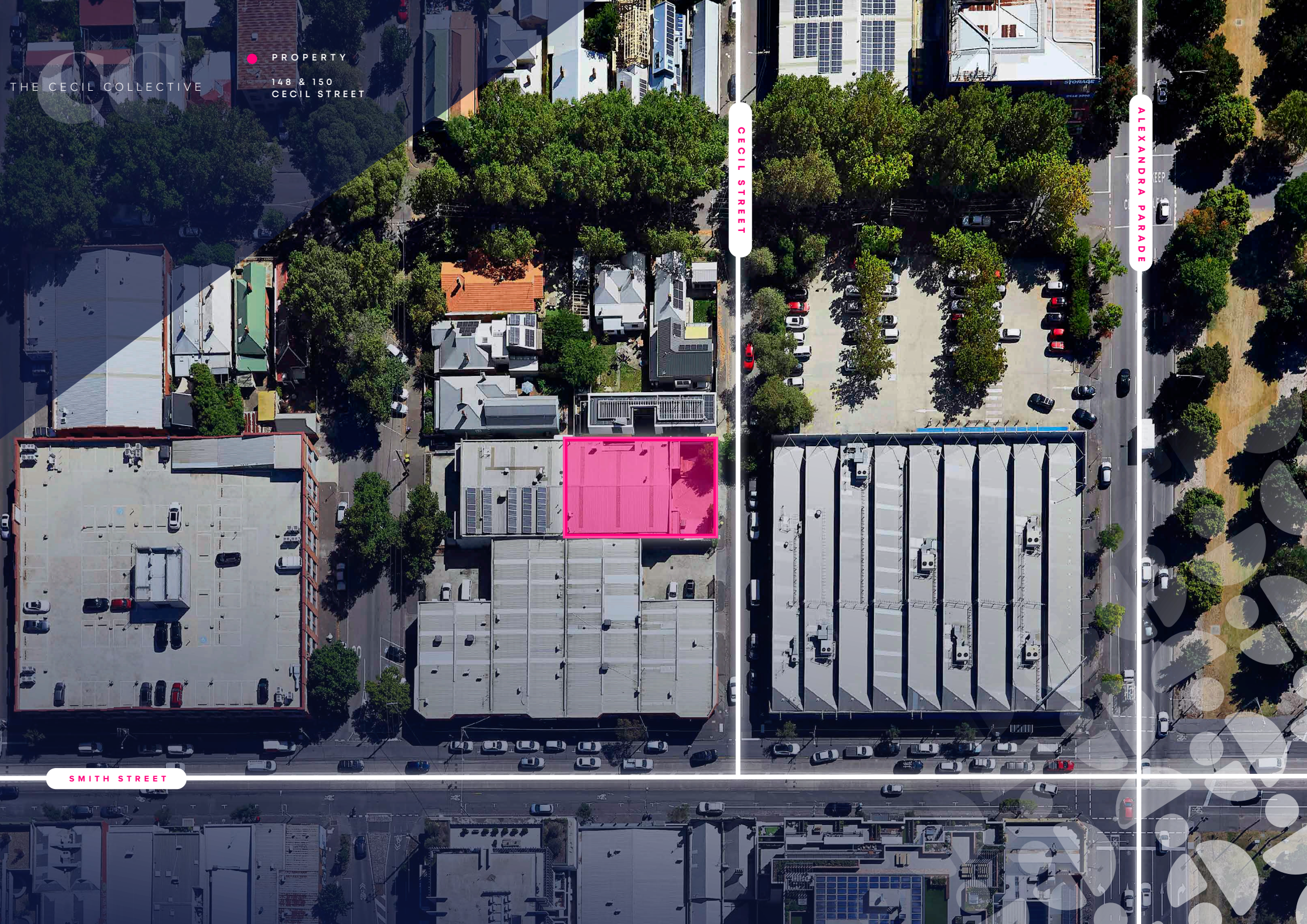
90°02'
1
246m²
2
246m²
270°02'
32·39


THE CECIL COLLECTIVE
PROPERTY
148 & 150
CECIL STREET
CECIL STREET
ALEXANDRA PARADE
SMITH STREET

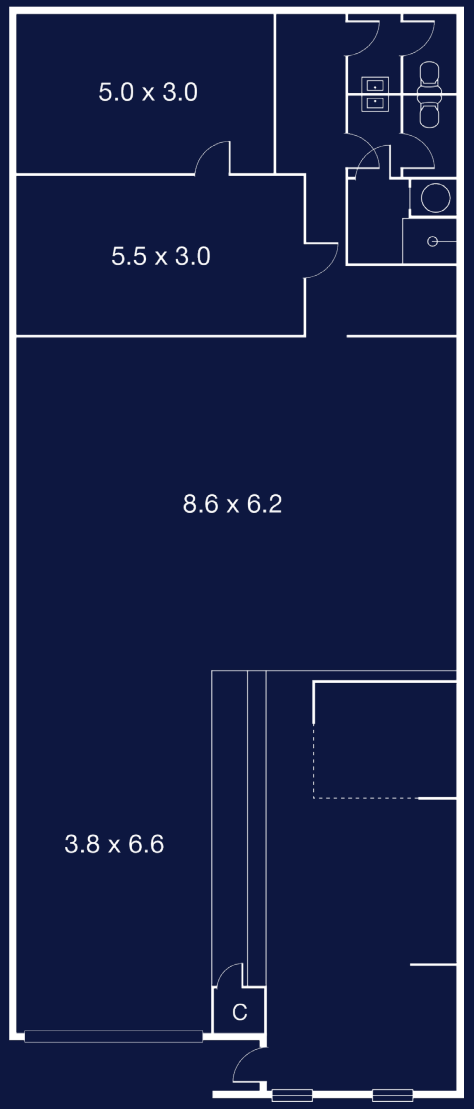
P
ROSE ST
ONE WAY
4 - 6PM
MON - FRI
TRANSFORMER

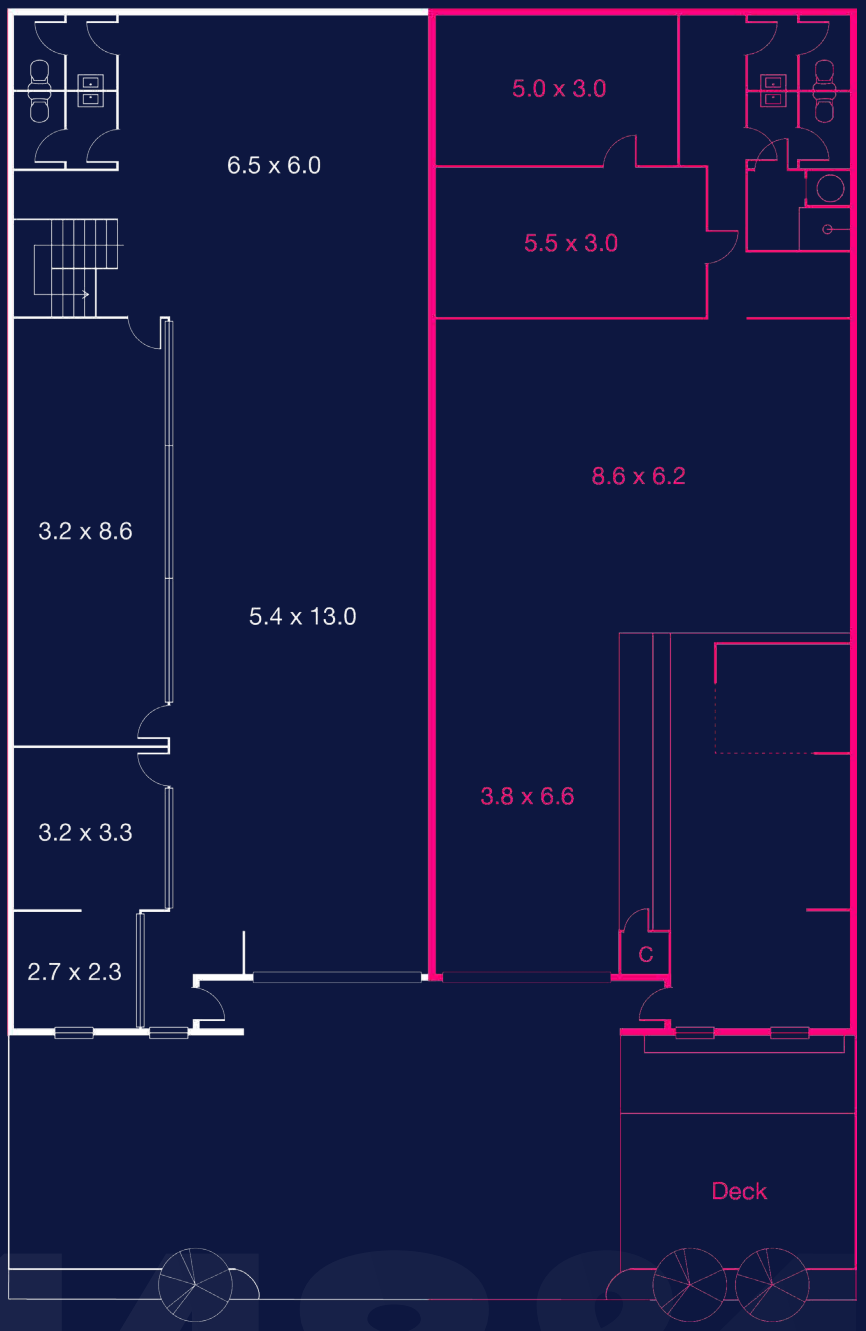
148 & 150

148 CECIL STREET
FLOOR PLAN

GROUND FLOOR
176 m²

TOTAL
176 m²




6.5 x 6.0
5.0 x 3.0
5.5 x 3.0
8.6 x 6.2
3.2 x 8.6
5.4 x 13.0
3.8 x 6.6
3.2 x 3.3
2.7 x 2.3
C
Deck

SITE PLAN

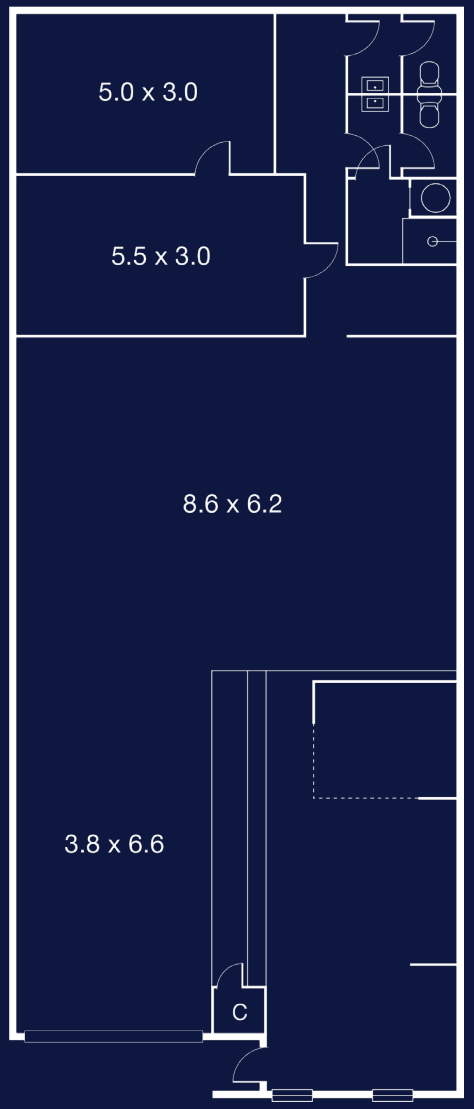
148 & 150

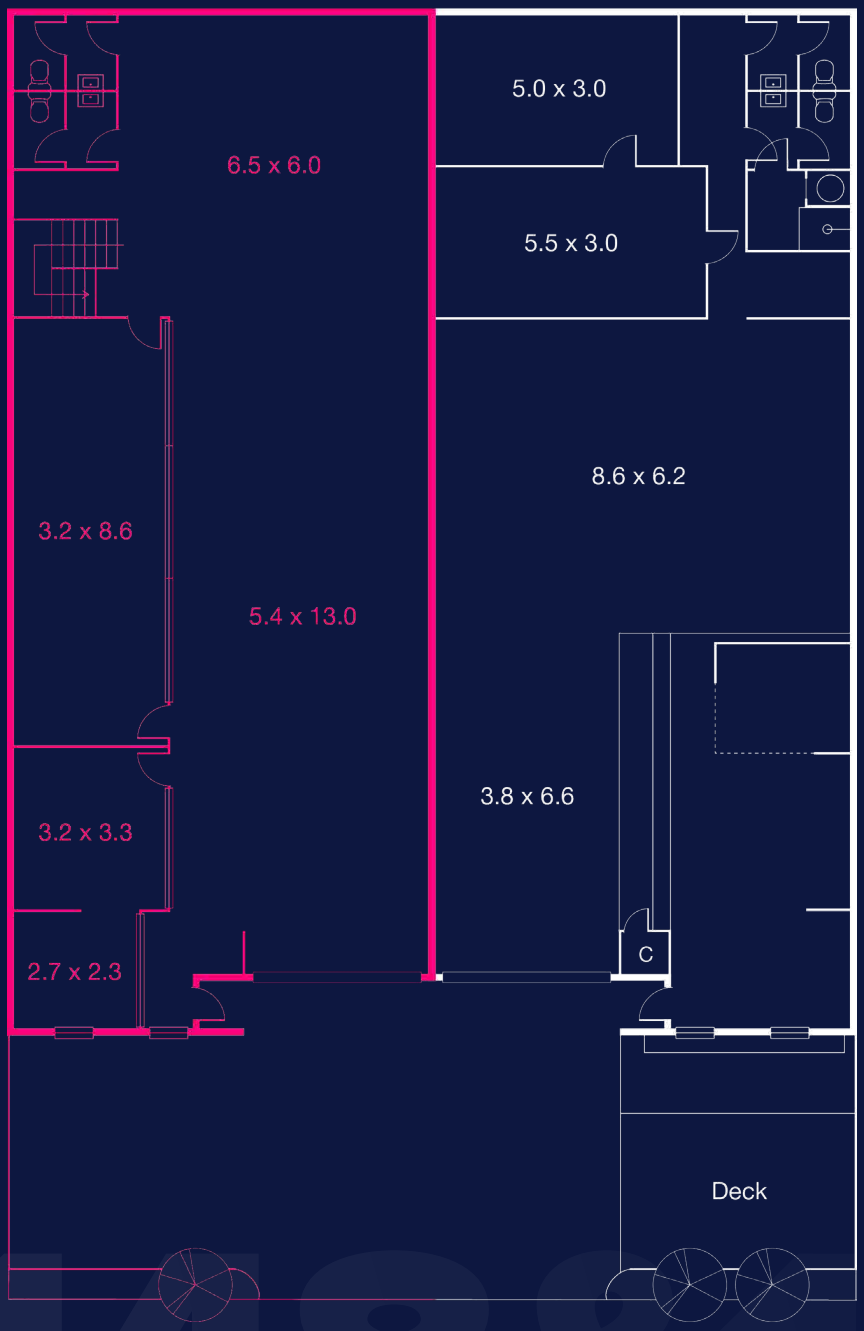
150 CECIL STREET
FLOOR PLAN

GROUND FLOOR
176m²

MEZZANINE
372m²

TOTAL
230m²

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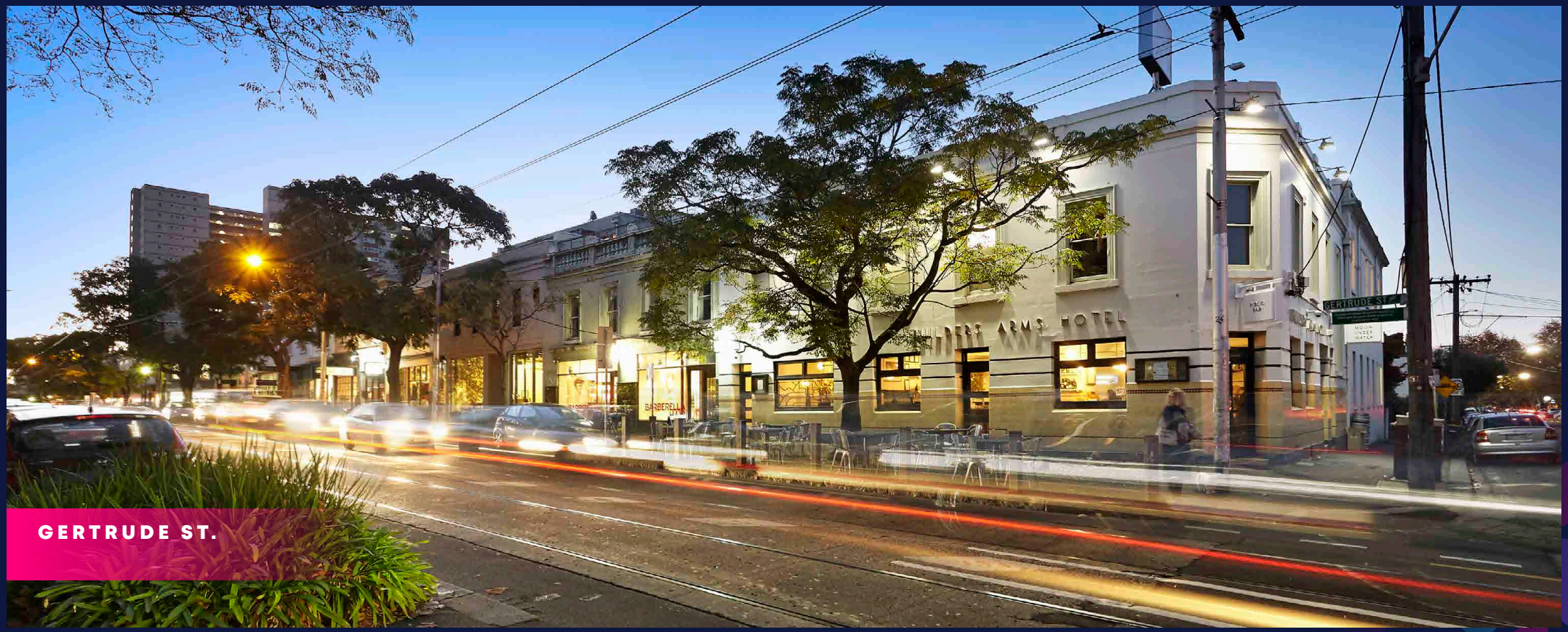
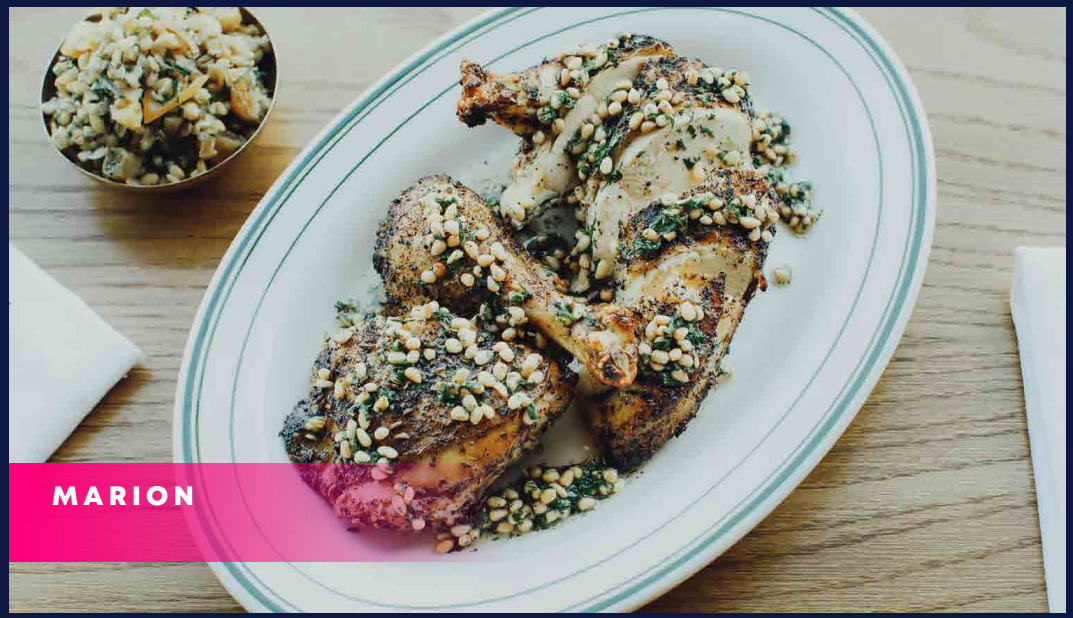
5.4 x 13.0
3.8 x 6.6
3.2 x 3.3
2.7 x 2.3
C
Deck

SITE PLAN



GERTRUDE ST.



MARION

CUTLER & CO.

ICHI NI NANA IZAKAYA

RICE QUEEN

TRANSFORMER

BRUNSWICK ST.
TRANSFORMER
ROSE ST
4-6 PM
MON-FRI

LORD OF THE FRIES
LORD
OF THE
FRIES

THE CECIL COLLECTIVE

150 CECIL STREET

JACK TENEKETZIS 0438 808 588

ALEX TENEKETZIS 0401 555 770

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