

ONE FOUR EIGHT
CECIL STREET

FITZROY

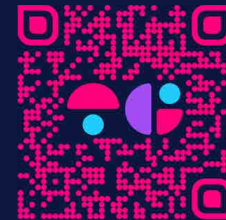


FITZROY SWIMMING POOL

148 CECIL STREET FITZROY

Expression of Interest Closing Early 2023
Unless Sold Prior!

TENANT	None
	Sold with Vacant Possession
LAND	246m ²
BUILDING	176m ²
PARKING	2 Car Parks



SCAN FOR
WEB LISTING





PT>

yorra Trams

Hodgson St

Smith St

Route To

86

Waterfront City Docklands

Stop 18

Hail Tram Here

Tram service changes

Tram stop not in use

From 12pm

Sunday 13 February to

Friday 17 February

Tram replacement buses depart from the corner of Johnston and Smith Streets

250m / 2 mins

Tram service changes

View your next tram arrivals or plan a journey.

Download the PTV app

- PROPERTY
- SMITH ST LIFESTYLE STRIP



FITZROY
GARDENS

VICTORIA PARADE

CARLTON
GARDENS

SIXTH
SMITH
Y

SMITHWARD

TRIPPY★TACO

BURGERS
MASTERS

IDES

YAH YAH'S

HUXTABURGER

To be
Frank

JOHNSTON STREET

SHIMBASHI

coles

7
ELEVEN

Nando's

Piccolina

SUBWAY

SHOP RAMEN

THE CRAFT & CO

TORTAS AND TACOS

Pavlov's Duck

macpac

icebreaker

Dan Murphy's

RED SPARROW PIZZA
VEGAN

Commonwealth Bank

Woolworths

Grilled

Fonda

MESSINA

MEATSMITH

patagonia

CONVERSE

Kathmandu

UnitedCo.

Officeworks

ALEXANDRA PARADE





OS

A LOCAL'S GUIDE TO FITZROY*

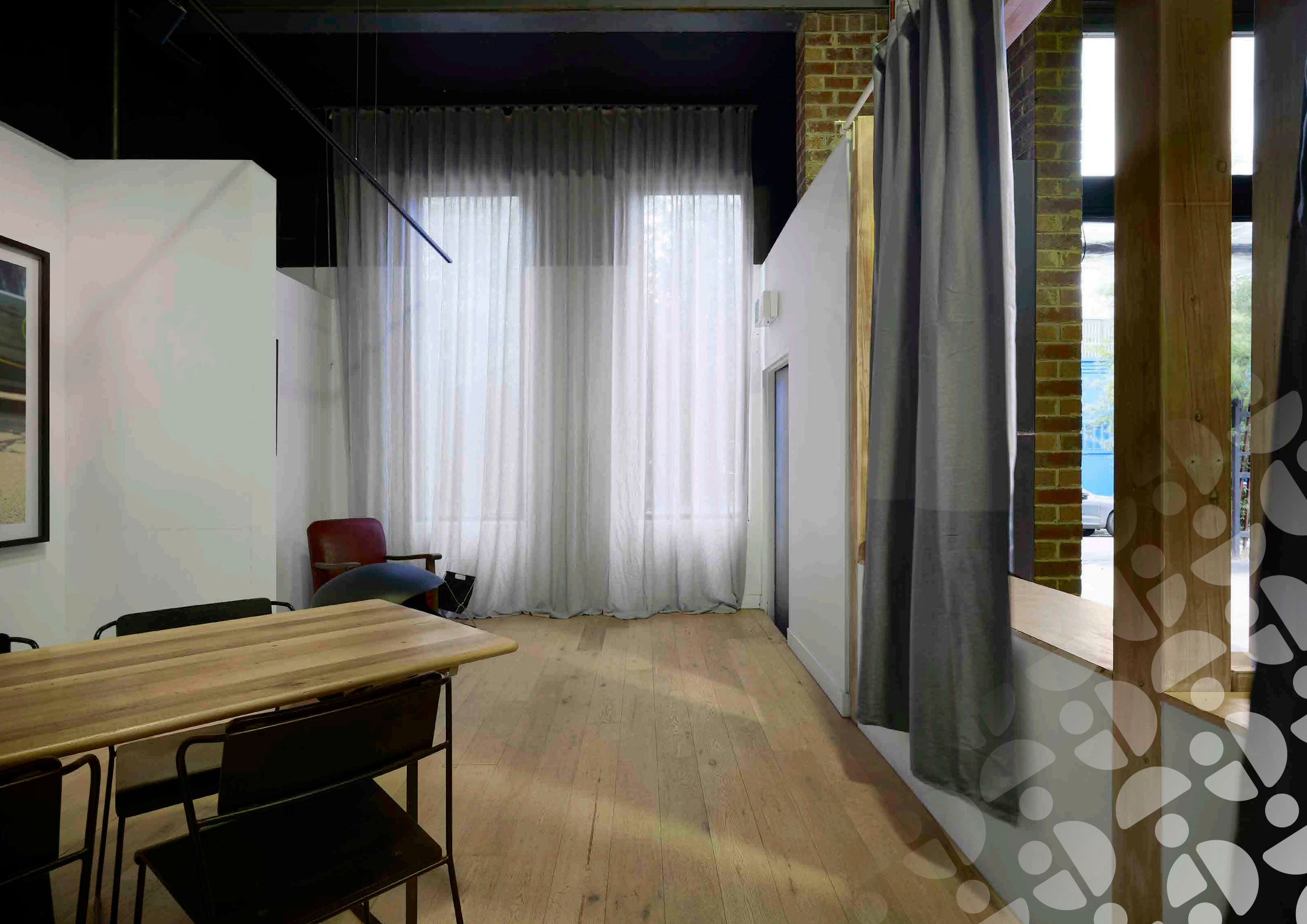
Fitzroy is an eclectic suburb with a rich history etched into its old pubs and gay bars, narrow streets and terrace houses, long-lasting retailers and modern wine bars that have kept the old decor. The suburb was once long associated with the working class and was known to have a bohemian vibe but became 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>>





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.”





FONDA



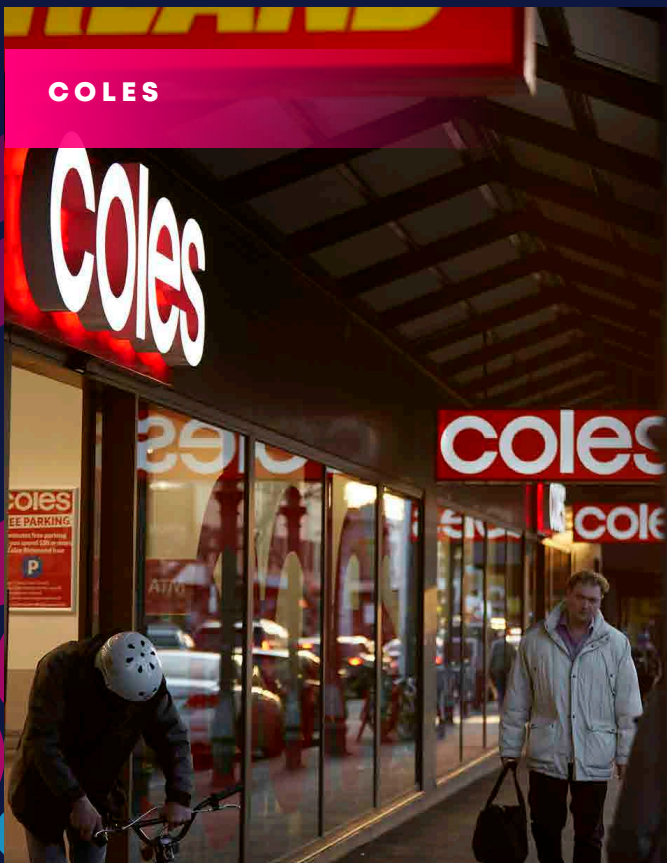
TO BE FRANK



HUXTABURGER



COLES



PICCOLINA GELATERIA





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.

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.

If you feel like giving your brain a workout and going on a detective hunt, try your hand at the Mystery Rooms (303 Napier St) where you can follow in the footsteps of Ancient Egyptians or be a witness to the Kelly gang’s Last Stand in 1880, all while solving a puzzle.

Enjoy a picnic and spot of fresh air at Smith Reserve (Alexandra Parade). If you’re lucky, you may even spot an AFL player playing frisbee on their day off.





WHO SAID YOU CAN'T HAVE YOUR CAKE AND EAT IT TOO?

There's always a compromise... but sometimes, just sometimes, there isn't!

The Mixed Use Zone allows complete flexibility.

- Want to use this space as an office? Go ahead!
- Want to use this space as a shop? Go ahead!
- Want to use this space as a house? Go ahead!

The possibilities are endless, the only restriction is your imagination!

Take a look around and what do you see – you're surrounded by each and every lifestyle desire you could possibly need...

- Feel like a bite? Head down to Alimentari, To Be Frank or Hanabi
- Feel like a drink? Try Fixation Brewing, Above Board or Craft & Co
- Feel like a treat? Spoil yourself at Piccolina, Messina or Smith Cakes & Aquilana

Whatever you want to do, in whatever space you want to create – this is a property that has you covered!

This is where you can have your cake and eat it too!

148 Cecil Street is brilliant mixed use zone warehouse, just longing to be converted into a higher use. With immense ceiling height providing ample clearance for a mezzanine, or a lofty and desirable, open air experience. Located just meters from Smith Street, on one of Fitzroy's famous tree lined streets. Front parking/storage on title. Immediate access to major arterials and transport.

Sold with Vacant Possession.

For Sale by Expression of Interest commencing early 2023 – unless sold prior!

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



TRIPPY TACO



IDES



SIXTY SMITH



SMITHWARD



ONE FOUR EIGHT
CECIL STREET

PROPERTY

SMITH STREET

CECIL STREET





148

CECIL STREET LEASE

TENANT

None - Sold with Vacant Possession

148 CECIL





HAZCHEM





FONDA

MULTIHOUSE OUTDOOR STAGE MULTIHUSE OUTDOOR STAGE
RAWCUS & MIDSUMMA
GRACE CUMMINGS
GERALDINE HICKEY
SAM SIMMONS
DAVE HUGHES
GRAND SALVO
UNCLE JACK CHARLES
CIRCUS OZ
5 FEB 7-10PM
BOOK TICKETS NOW

HOUSE OF DARWIN
STUART HWY
RESPECT YOUR ELDERS
CHANGE THE DATE
HOUSE OF DARWIN

TACOS,
MARGS
& GOOD
TIMES
HERE!

HERRASURA

ONE FOUR EIGHT
CECIL STREET

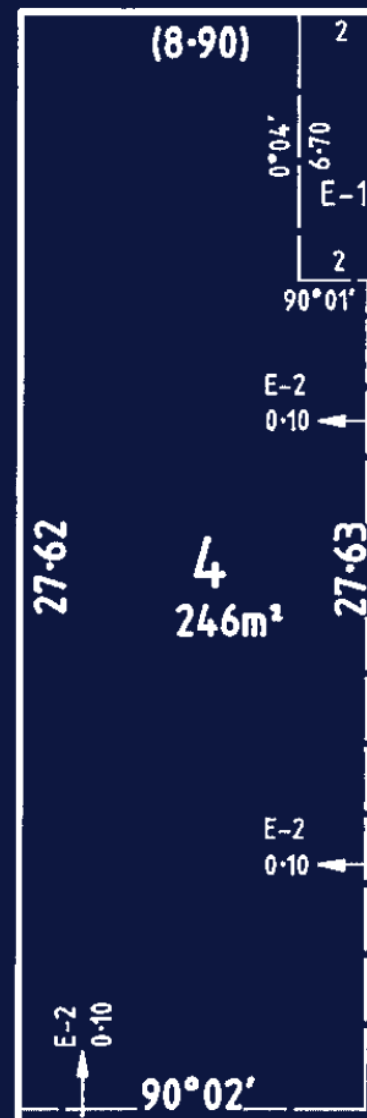
PROPERTY

CECIL STREET

ALEXANDRA PARADE

SMITH STREET

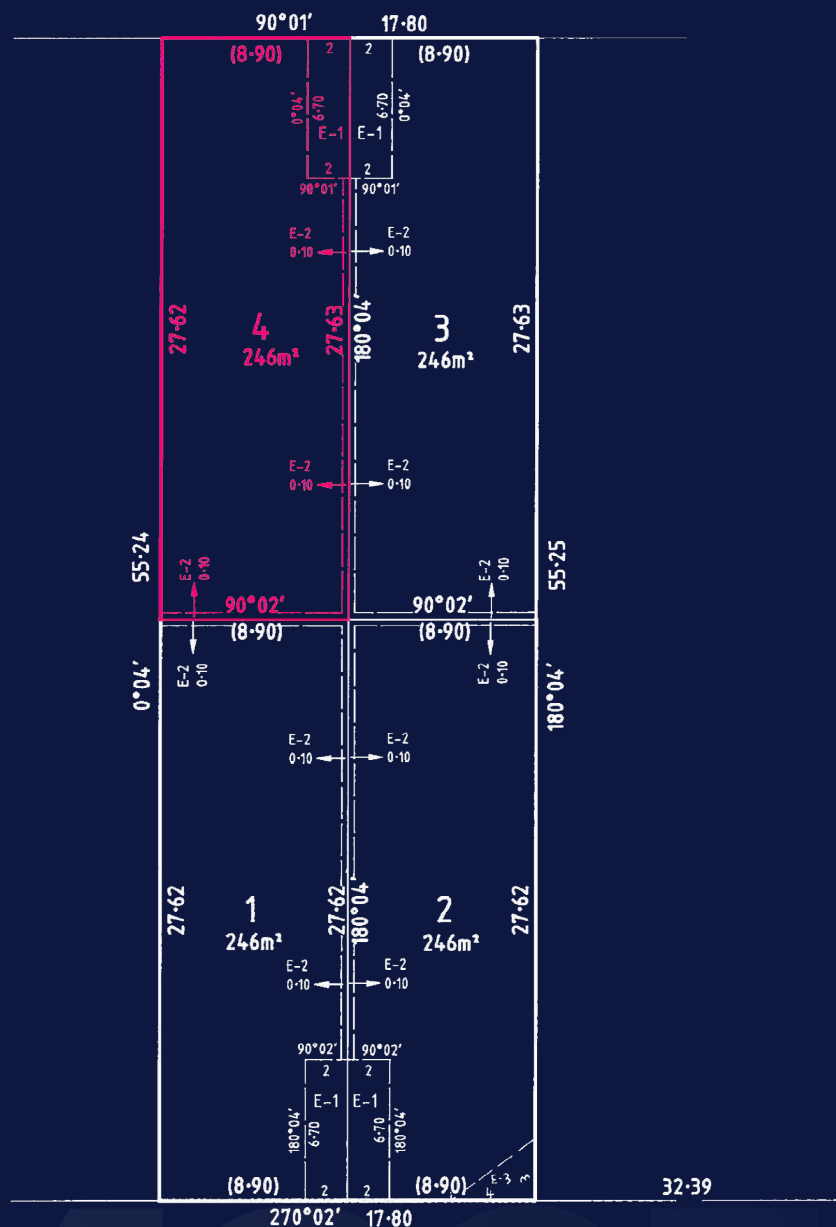
SITE
246 m²



CECIL

STREET

APPROX TRUE NORTH



WESTGARTH

STREET

SMITH STREET





Hc

HOTEL COLLINGWOOD

Hc

WELCOME.
PLEASE WAIT
TO BE SEATED.

JOIN OUR
TEAM

JOIN OUR
TEAM

148

148 CECIL STREET FLOOR PLAN

GROUND FLOOR

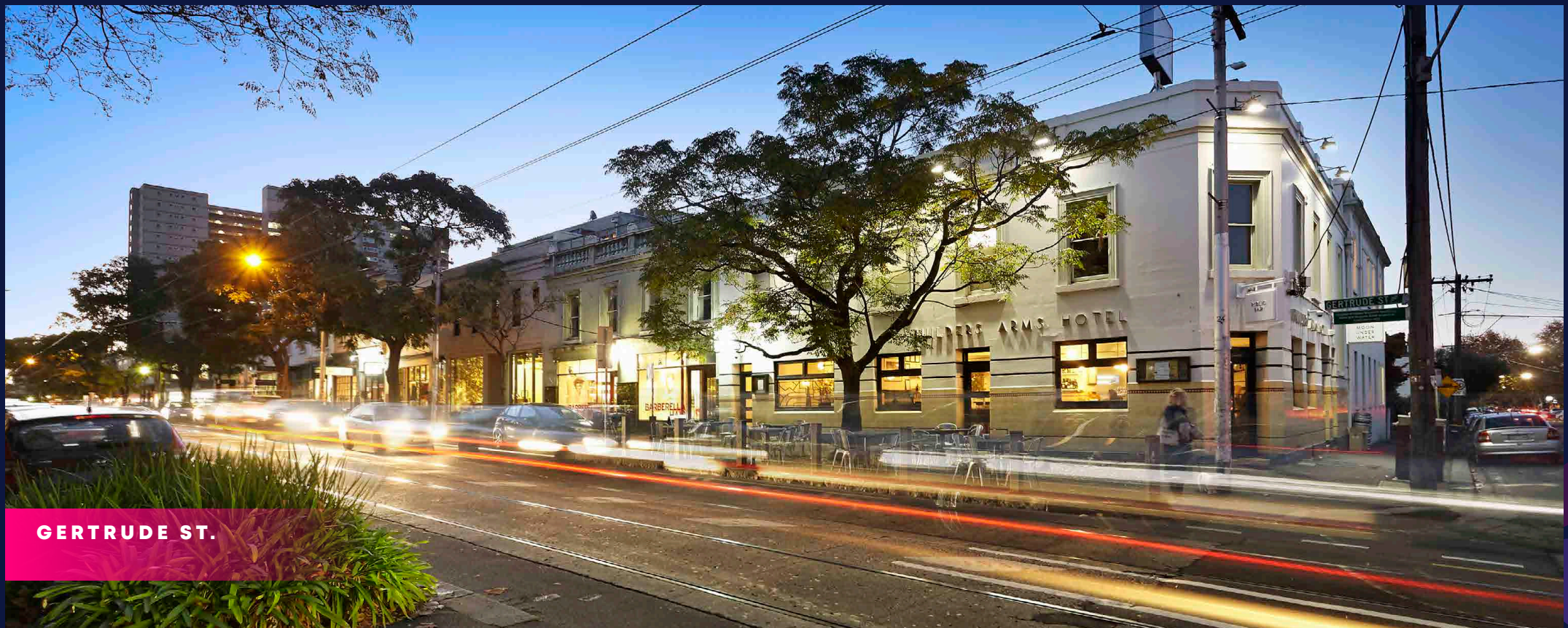
176 m²

TOTAL

176 m²







GERTRUDE ST.



MARION



CUTLER & CO.

ICHI NI NANA IZAKAYA



RICE QUEEN



TRANSFORMER

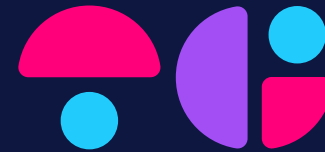


BRUNSWICK ST.



LORD OF THE FRIES





ONE FOUR EIGHT
CECIL STREET

FITZROY

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

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