



SHOP EIGHT
THREE NINE SEVEN
SMITH STREET



FITZROY



CLIMBING ANCHORS

357

BENDON LINGERIE OUTLET

The Bitters Lab.

CHEMIST WAREHOUSE

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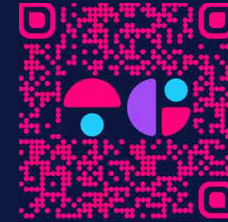
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**397 SMITH STREET
FITZROY**

Offered for Sale by Negotiation

TENANT	Bendon Retail Pty Ltd
TERM	Monthly Lease
BUILDING	138m²
PARKING	1 Car Park



**SCAN FOR
WEB LISTING**





**BENDON LINGERIE
OUTLET**

The Bitters Lab.

**CLIMBING
ANCHORS**

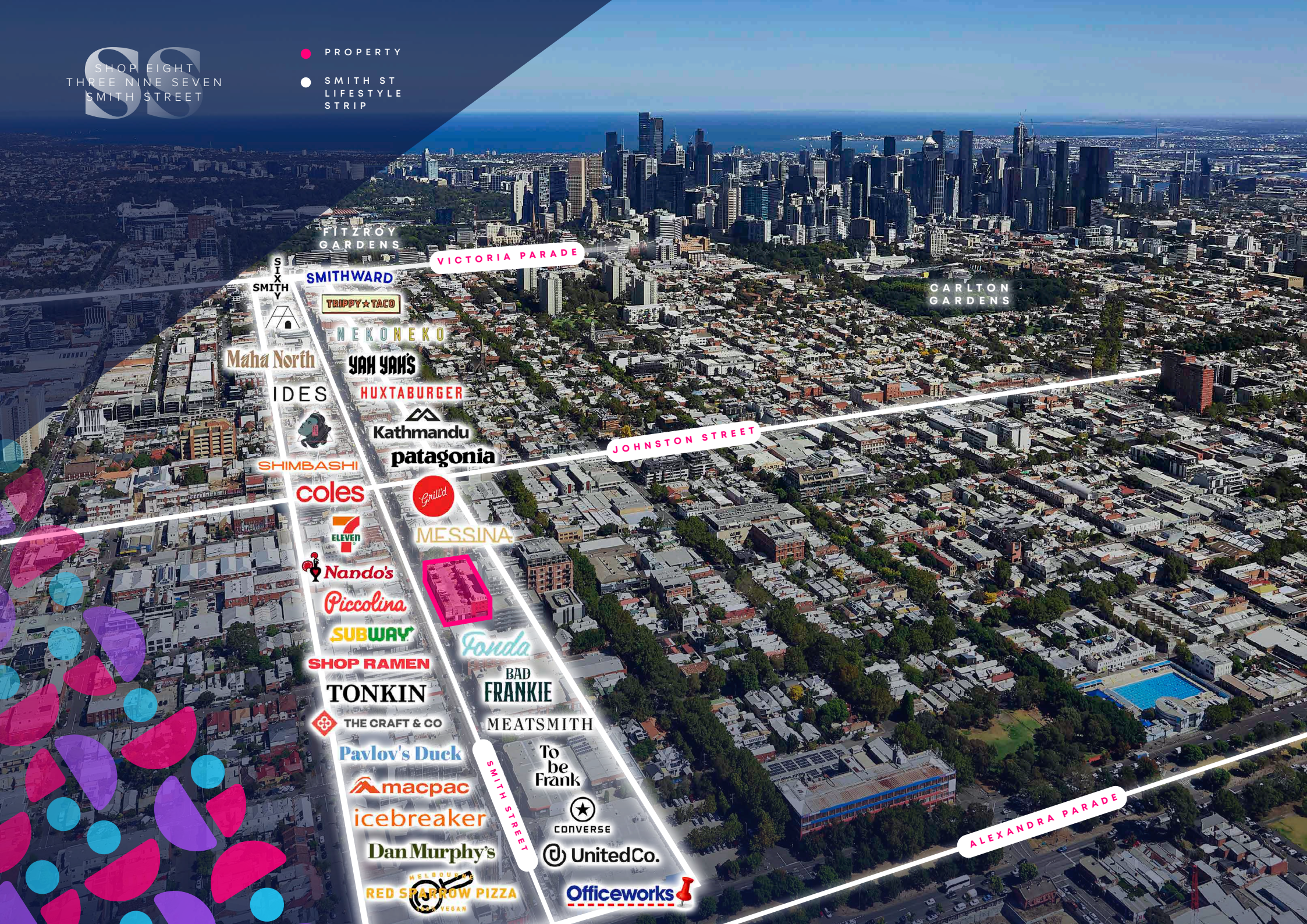
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SHOP EIGHT
THREE NINE SEVEN
SMITH STREET

- PROPERTY
- SMITH ST LIFESTYLE STRIP



FITZROY GARDENS

VICTORIA PARADE

SMITHWARD

CARLTON GARDENS

SIX SMITH Y

TRIPPY TACO

NEKONEKO

Maha North

YAH YAH'S

IDES

HUXTABURGER



Kathmandu

JOHNSTON STREET

patagonia

SHIMBASHI

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MESSINA



Nando's



Piccolina

SUBWAY

Fonda

SHOP RAMEN

TONKIN

BAD FRANKIE

THE CRAFT & CO

MEATSMITH

Pavlov's Duck

To be Frank

macpac



icebreaker

UnitedCo.

Dan Murphy's

RED SPARROW PIZZA
MELBOURNE
VEGAN

Officeworks

ALEXANDRA PARADE

SMITH STREET



ONLY
730-9 0018
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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.

BENDONLINGERIE OUTLET

Bendon
FactoryShop

Sorry
CLOSED

UP TO
70%
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Fayreform

PERMANENT MARKDOWNS
70% OFF
RRP*

MULTI BUY
BUY 2 SAVE 30%
BUY 3 SAVE 35%

PERMANENT MARKDOWNS
70% OFF
RRP*

\$20

Gifts
Made Easy



70% OFF



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.”



Fayreform

Fayreform

Gifting Made Easy

PERMANENT MARKDOWN 70% OFF RRP

PERMANENT MARKDOWN 70% OFF RRP

PERMANENT MARKDOWN 70% OFF RRP

MULTI BUY
BUY 2 SAVE 20%
BUY 3 SAVE 30%

PERMANENT MARKDOWN 70% OFF RRP

Fayreform

bendon
SCULPTRESS

bendon
SCULPTRESS



SMITH ST.



GELATO MESSINA



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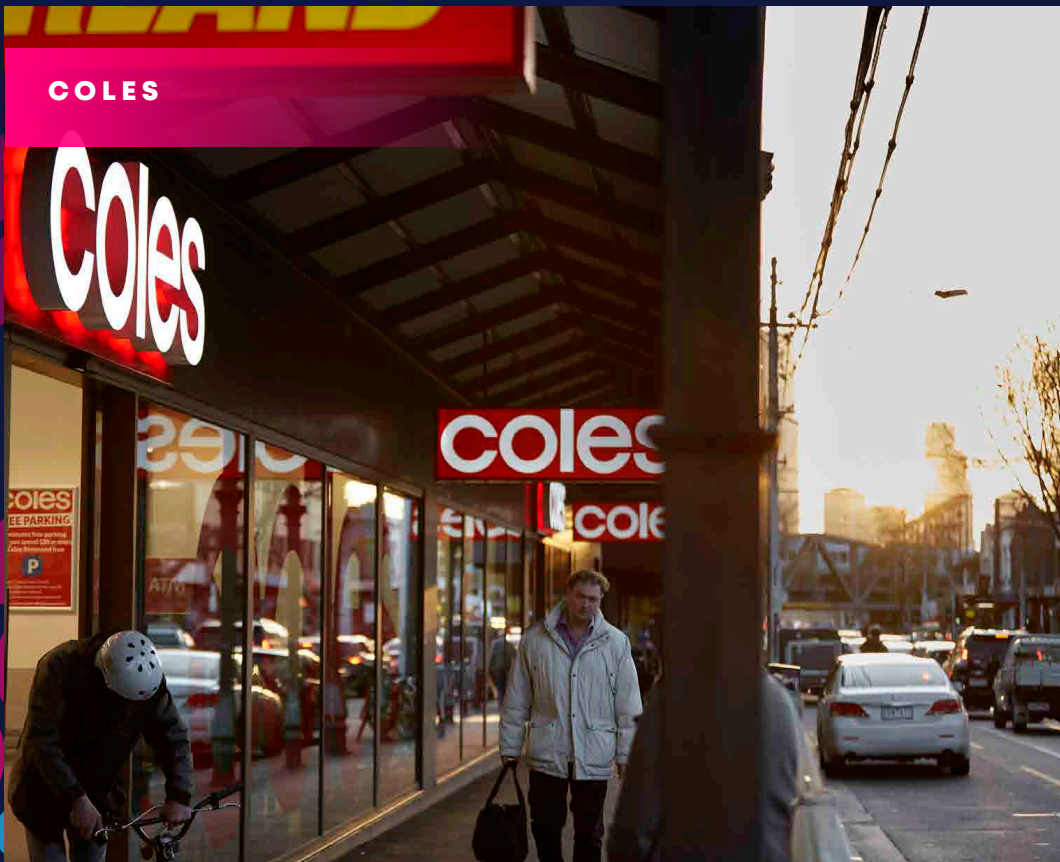
TO BE FRANK



HUXTABURGER



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PICCOLINA GELATERIA



Fayreform

bendon

MULTI BUY
BUY 2 SAVE 20%
BUY 3 SAVE 30%

Gifting

70%

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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.



Bedon
Factor Shop

pleasure state

UP TO
70%
OFF

Sorry
CLOSED

Car
Care

All Men's
Buy 2 Get 2
FREE

IT'S
TASTY

60%
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OFF

Factory Shop

Sorry
CLOSED

All Men's
Buy 2 Get 2
FREE

When you prosper,
we all thrive.

bendon
MAN

me.
by bendon



THE RECIPE FOR SUCCESS

Smith Street has everything and anything going for it.

Take a look around you and what do you see. A who's who list of Melbourne's leading lifestyle operators nestled amongst a melting pot of our foremost design and creative minds. Countless high end developments from Melbourne's premier developers crafting an ever-growing demand and population surge!

There's an electricity in the air, that needs to be experienced firsthand to be appreciated

Did we mention the 86? It's one of Melbourne's busiest tram lines that had a music festival named after it, that runs straight through Smith Street.

What does this all mean? People, lots and lots of people. All at your front door – all your potential customers.

This is simply the recipe for success, the only question is, whose recipe will it be?

Shop 8, 397 Smith Street is an exceptional 'entry point' opportunity to one of Melbourne's most prolific Streets, without the price tag!

Featuring.

- 138m²
- 1 car park on a separate title
- Air conditioning
- Loading bay

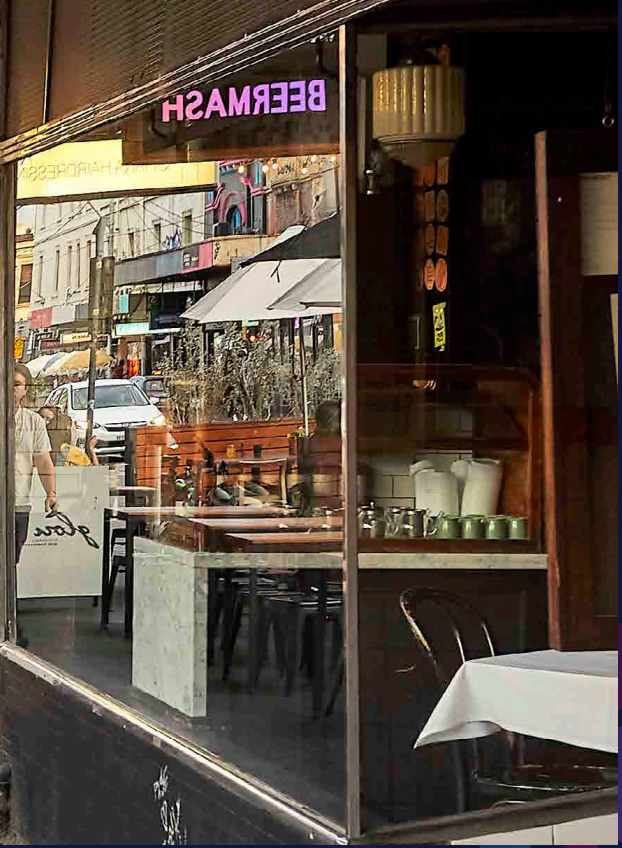
We're here to help you find the perfect deal so let's talk.





SMITH ST.

BEERMASH



NEKO NEKO



MAHA NORTH



PAPIRICA

TRIPPY TACO



IDES



SIXTY SMITH



SMITHWARD





CHEMIST WAREHOUSE

WE BEAT YOURS PRICES

REAL DRINKS! REAL SAVINGS!

ANATOLIA ART PHOTO



Coffee +



BODRISSEY
ABBOTSFORD MELB.



8
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397

**SMITH STREET
LEASE**

TENANT

Bendon Retail Pty Ltd

TERM

Monthly

RENT

9% of Tenant Sales

SECURITY BOND

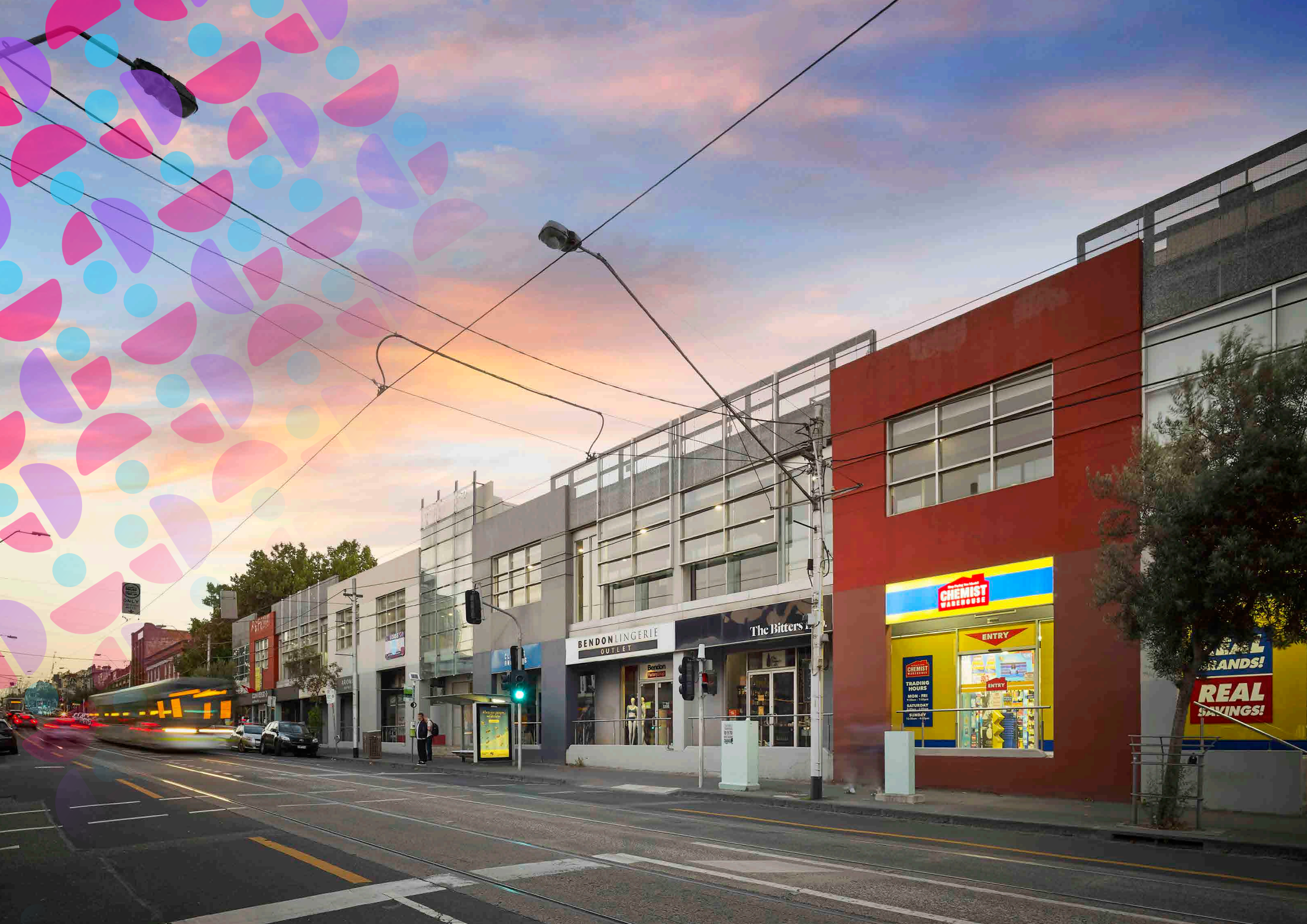
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REVIEWS

Not Applicable

397 SMITH





ONLY
TRAM

CONVERSE

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BENDON LINGERIE
OUTLET

The Bitters

CHEMIST
WAREHOUSE!

ENTRY

CHEMIST
WAREHOUSE!
TRADING HOURS
MON - FRI
SATURDAY
SUNDAY

REAL
SAVINGS!

FIXATION
BREWING COMPANY

DanMurphy's

Dan M

Dan M

EMBE HOME

McBride
Turner
BEER





CHEMIST



Keep loading bay clear

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397

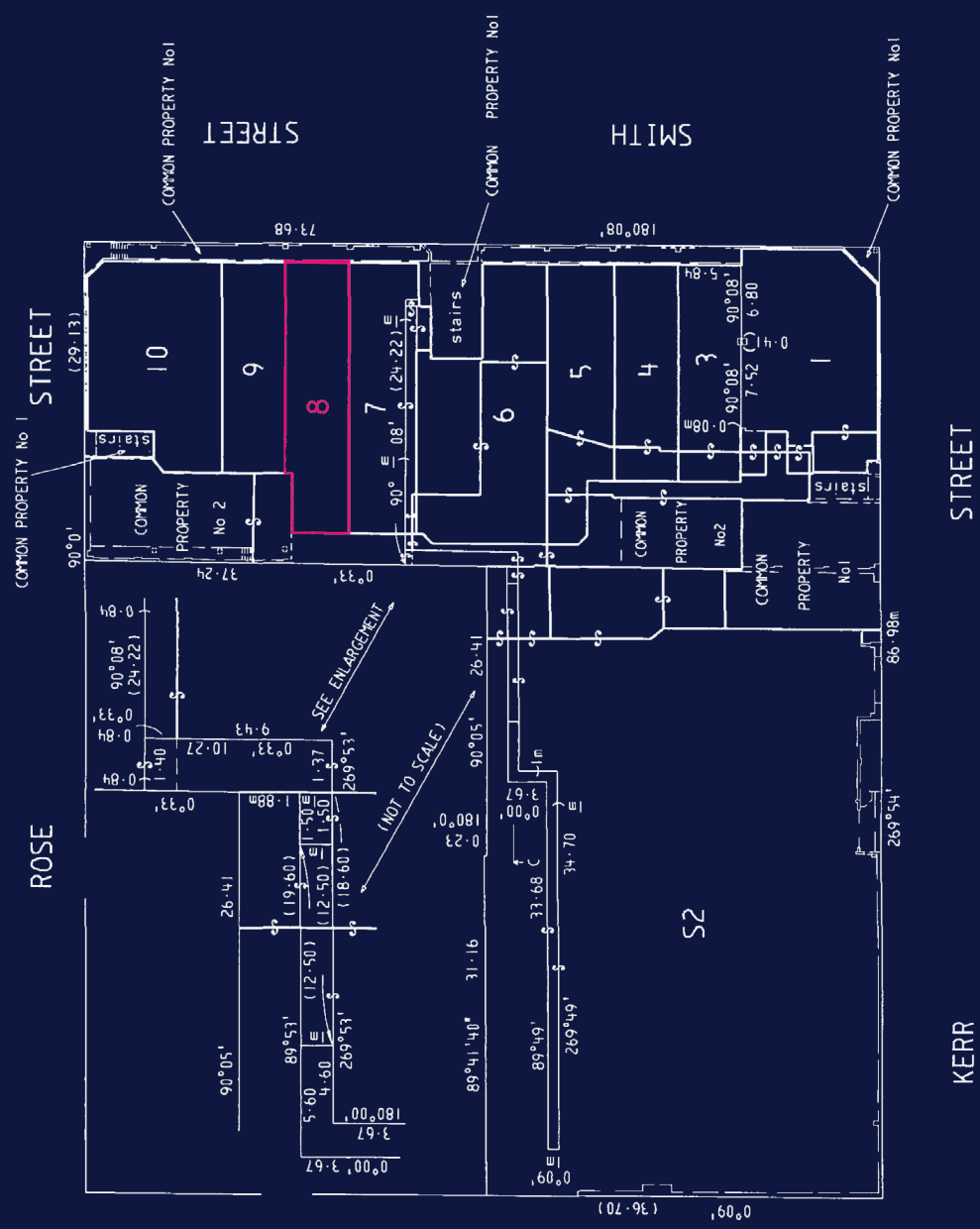
SMITH STREET
SHOP TITLE
LOT 8

SITE
138 m²



GROUND FLOOR

3075 SMITH GORE STREET



8
/
397

SMITH STREET
CAR PARK TITLE
LOT 8

32

SITE
13 m²





MOVE
LEFT
7:30-9:00AM
MON-FRI
←

40

CHEMIST WAREHOUSE
CHEMIST WAREHOUSE
CHEMIST WAREHOUSE

INDEPENDENT

coffee+

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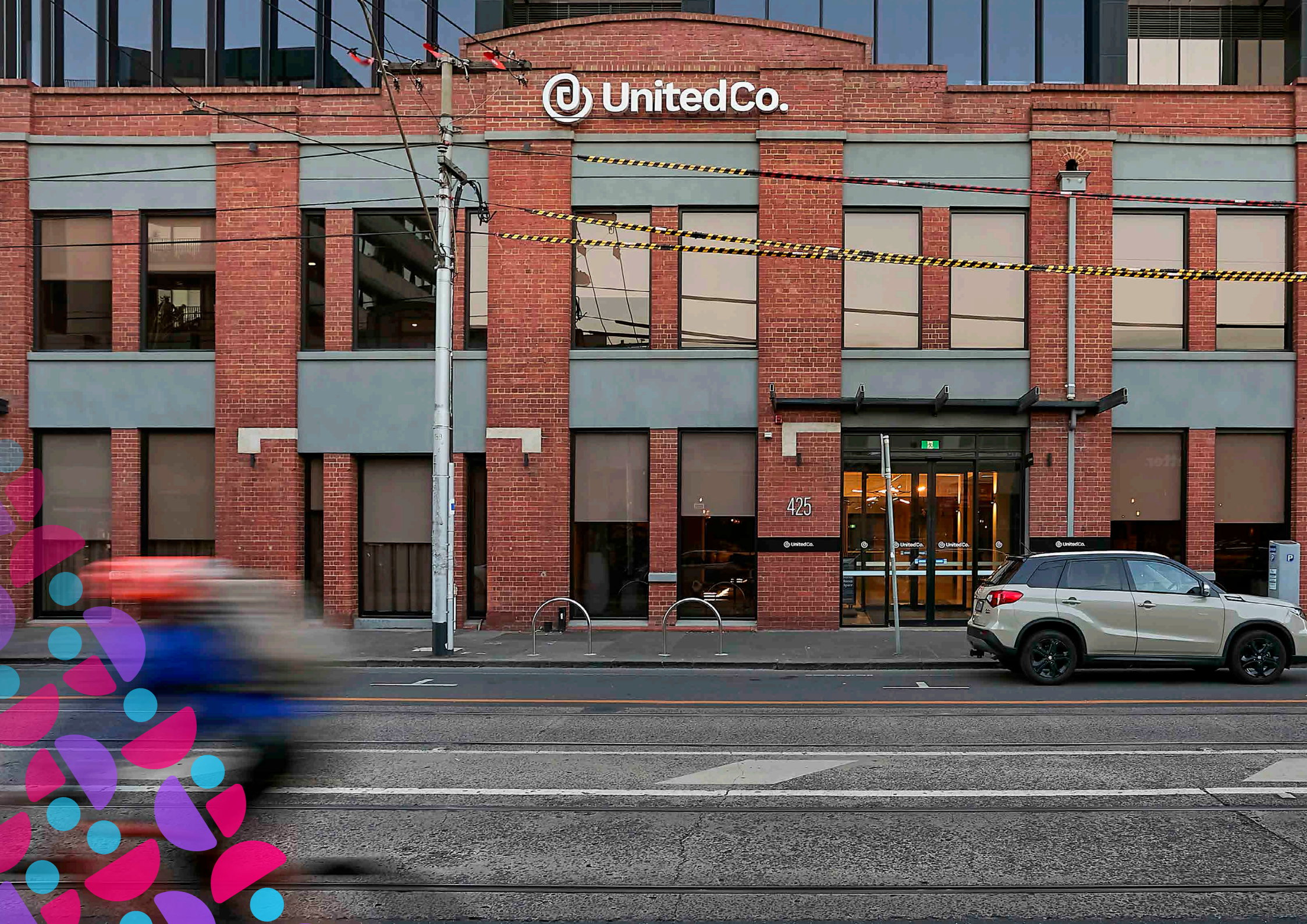
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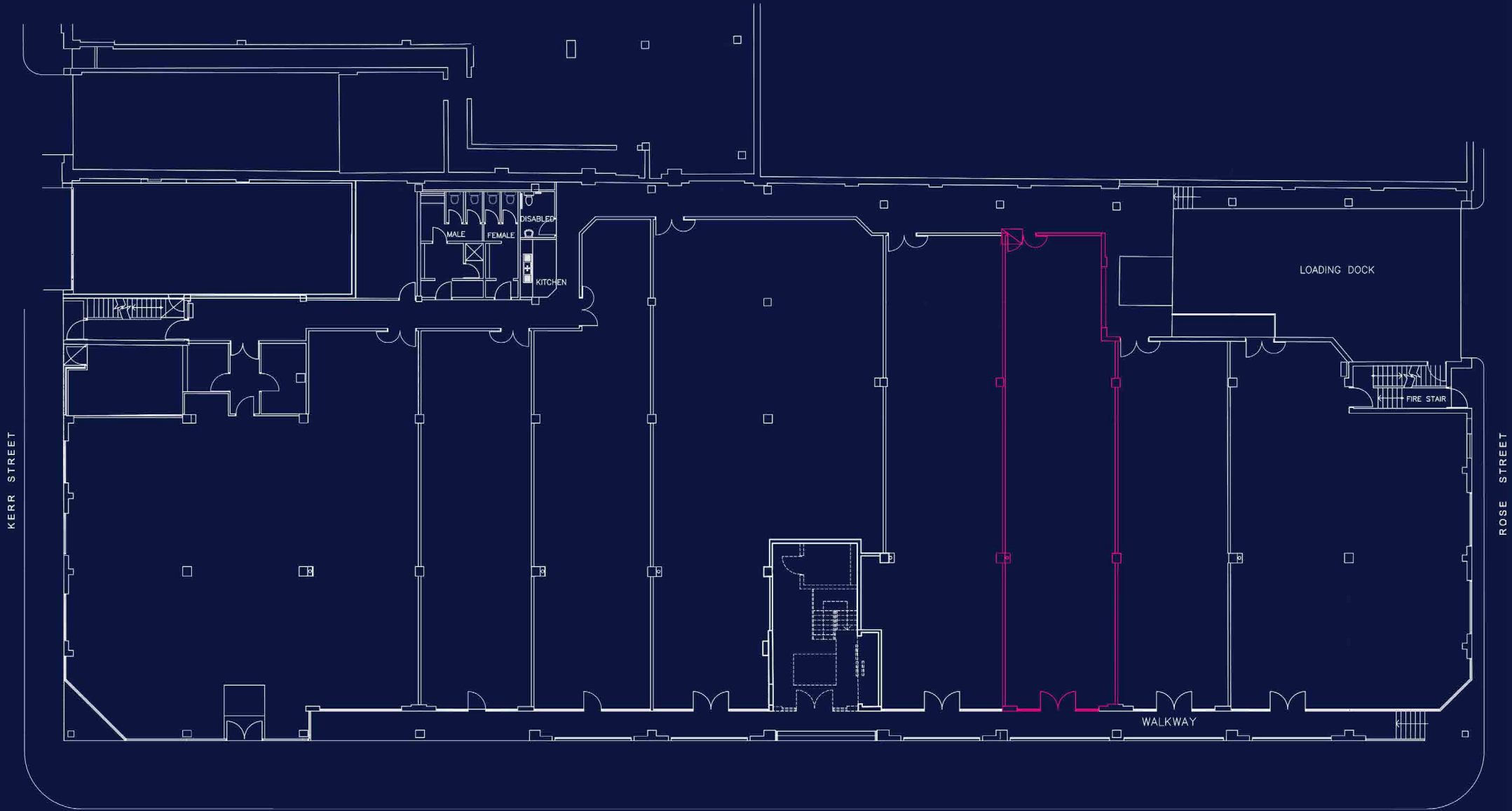


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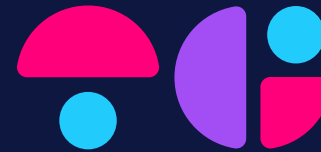
SMITH STREET
FLOOR PLAN

BUILDING
138 m²





3975 M...



SHOP EIGHT
THREE NINE SEVEN
SMITH STREET

FITZROY

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

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