



SHOP NINE B
ONE SEVEN EIGHT
ALBERT STREET

tribeca

178



EAST MELBOURNE



**ALLEY
CAT**
PIZZA
PASTA
BAR

DINE-IN + TAKEAWAY
03 9416 1500 ALLEYCAT.COM.AU



ORE
CATNE REAL ESTATE
SALES | PROPERTY MANAGEMENT
03 8413 8000
ore.com.au

automaton



**KERRI
HAIR SALON**

**ALLEY
CAT**
PIZZA
PASTA
BAR

tribeca
dental

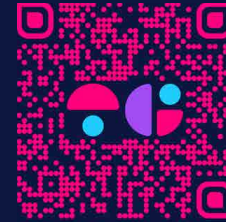


9B

178 ALBERT STREET
EAST MELBOURNE

Offered for Sale by Negotiation

TENANT	None
	Sold with Vacant Possession
BUILDING	74m ²



**SCAN FOR
WEB LISTING**





DELIVERY AND PICK UP POINT

Quee PHO

THE BLAKE

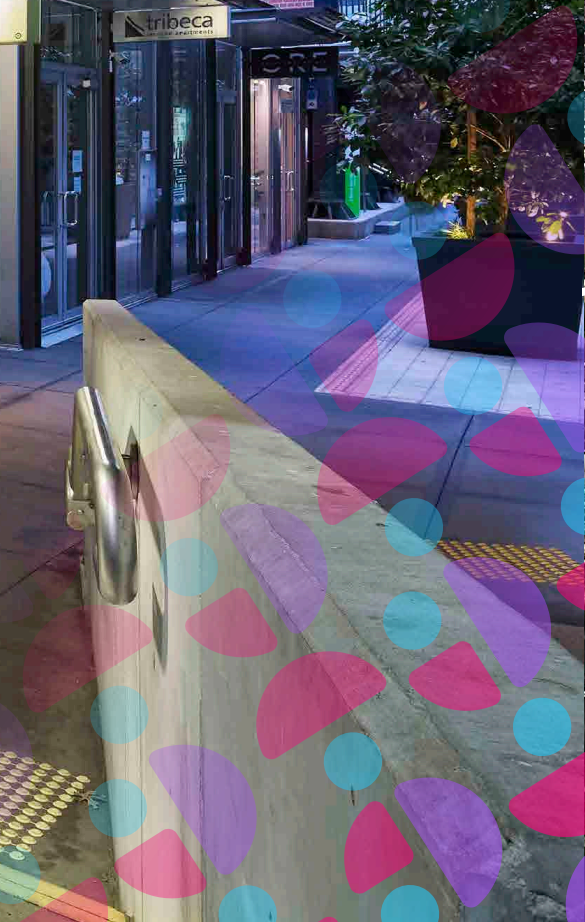
TOP 3

8477 8101
8477 8984
kivifish.com.au

Fish Burger Bar
Kiri
Market Australia
Seafood
Grilled Home Made Salmon
Spring Roll

tribeca

ORE



SHOP NINE B
ONE SEVEN EIGHT
ALBERT STREET

● PROPERTY



BRIDGE ROAD

POWLETT STREET

CLARENDON STREET

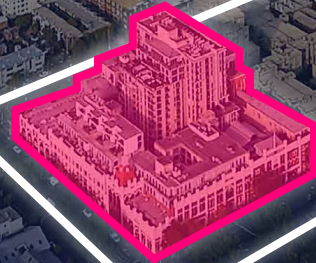
FITZROY GARDENS

EPWORTH FREEMASONS

POWLETT RESERVE

ALBERT STREET

VICTORIA PARADE



AS



GET TO KNOW THE AREA*

Steeped in history and featuring some of the city's most beautiful homes, East Melbourne is a glamorous grand dame about town. But where this luxurious enclave differs from its similarly fancy (yet considerably more suburban) counterparts is in its winning location – smack bang next to the CBD and all the action of Fitzroy and Richmond.

**Sitchu*, accessed April 2024, <<https://sitchu.com.au/melbourne/inner-city/east-melbourne>>



6477 NWV
6477 NWV

kwwo.com.au



Free WiFi



K W



Under 17? No entry!
Under 18? No entry!
Under 21? No entry!
Under 25? No entry!
Under 30? No entry!
Under 35? No entry!
Under 40? No entry!
Under 45? No entry!
Under 50? No entry!
Under 55? No entry!
Under 60? No entry!
Under 65? No entry!
Under 70? No entry!
Under 75? No entry!
Under 80? No entry!
Under 85? No entry!
Under 90? No entry!
Under 95? No entry!
Under 100? No entry!

FISH AND CHIPS

us.moc.hativ
9417 2494

LIFESTYLE

Classy, compact and very, very pretty, East Melbourne stands apart from its inner-city neighbours in both vibe and makeup. While nearby suburbs boast all the grit, glamour and late-night revelry that comes with an urban postcode, this sophisticated spot is something of an oasis set amongst parks and parliament.

Despite the fact that it's located right next door to the CBD, the tree-lined residential streets of East Melbourne are calm and peaceful.

Here, you'll find some of the city's most exquisite period architecture and most prestigious residences. This stylish locale is also home to several government buildings and health and religious institutions, such as Parliament House and all the spoils of the Parliamentary and Cathedral precincts, which sit atop Eastern Hill.



NEIGHBOURS

Affluent East Melbourne is home to a very wealthy crowd. Here, the families that reside in the area's storied terraces and glamorous art deco mansions are as prestigious as the buildings they inhabit. However, due to its prime location right by the CBD, it's mostly (very) cashed-up young singles and established older couples that call East Melbourne their own. You'll also find several doctors and medical staff living in the neighbourhood's leafy streets due to its proximity to various health institutions. What all of these postcode proud locals have in common is a love for East Melbourne's genteel feel, incredible architecture and easy access to everything the city has to offer.



KIWI

Fish Burger Bar
KIWI
MARKET FRESH AUSTRALIAN SEAFOOD ONLY
Grilled Home Made Salmon Spring Roll



1.5M

1.5M





SMITH ST.



GELATO MESSINA



GRILL'D

FONDA



TO BE FRANK



HUXTABURGER



COLES



PICCOLINA GELATERIA





AWE-INSPIRING ARCHITECTURE

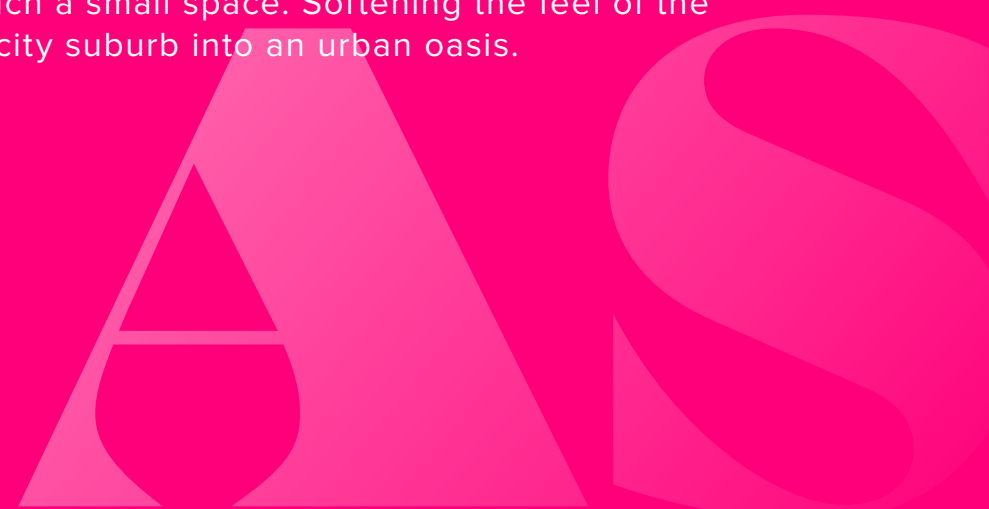
With everything from ornate gothic churches to pristine Victorian terraces and art deco mansions – the architecture in East Melbourne is nothing short of remarkable.

MELBOURNE LANDMARKS

From Parliament House to St. Patrick's Cathedral, you can barely move in East Melbourne without bumping into a beautifully built landmark.

PARK LIFE

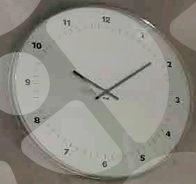
With the spoils of Fitzroy Gardens, Parliament Gardens and Treasury Gardens on offer – East Melbourne packs a lot of greenery for such a small space. Softening the feel of the concrete jungle, these gardens turn an inner-city suburb into an urban oasis.





MCG MAYHEM

The famed MCG is the lifeblood of Melbourne's sports-mad community, and on game day the electric atmosphere it inspires can be felt throughout the streets of this charming neighbourhood.



I ❤️ KAWA

COFFEE
GET UP
HAVE
A GOOD
MORNING

FISH
COME IN THREE SIZES
SMALL MEDIUM &
LARGE
THE ONE THAT GOT AWAY

HAMBURGERS

DEAR CUSTOMERS:
WE ARE CLOSED FOR THE DAY.
THANK YOU FOR YOUR UNDERSTANDING.

WSP



OPERATION START TRADING!

East Melbourne is prolific.

It's one Melbourne's most prestigious suburbs and is undergoing a significant transformation.

Multi storey developments with record office rentals and apartments prices are starting to appear. Older style buildings are being replaced with fully renovated and replaced with operators of the highest caliber.

With a tranquil outlook over Fitzroy Gardens, a short walk to all of Melbourne's sporting arenas, national treasures or prolific CBD streets, it's no surprise given its unique and one-of-a-kind ability to combine a 'suburban lifestyle', on the exact edge of Melbourne's CBD.

What we are offering today, is your chance to join this illustrious location, but more importantly – to do so with minimal set up costs or surprises – this is operation start trading!

Featuring.

- 74m²
- A 'ready to go' and operational food venue with all equipment included
- Directly opposite Freemasons Epworth – which underwent an \$100m renovation in 2019
- Located on Albert Street, East Melbourne
- Abutting Fitzroy Gardens

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

SHOP NINE B
ONE SEVEN EIGHT
ALBERT STREET

- PROPERTY
- SMITH ST LIFESTYLE STRIP

macpac Dan Murphy's
SHOP RAMEN To be Frank
THE CRAFT & CO
BAD FRANKIE Fonda
MEATSMITH
MESSINA Piccolina
patagonia Nando's
Kathmandu coles
HUXTABURGER SHIMBASHI
YAH YAH'S
TRIPPY TACO IDEAS
SMITHWARD Maha North

WELLINGTON STREET

VICTORIA PARADE



ALBERT STREET

FITZROY GARDENS

EPWORTH FREEMASONS

POWLETT RESERVE

CLARENDON STREET

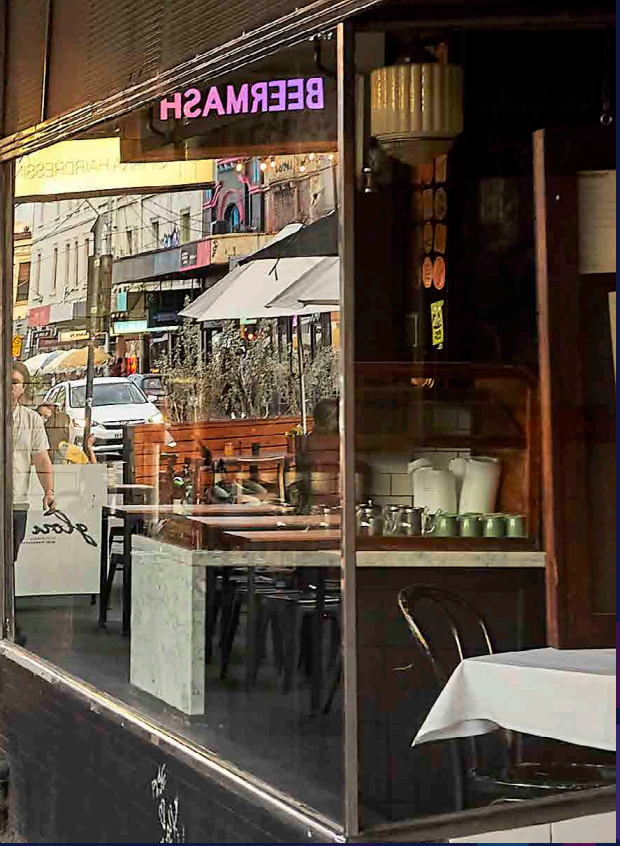
POWLETT STREET





SMITH ST.

BEERMASH



NEKO NEKO



MAHA NORTH



PAPIRICA

TRIPPY TACO



IDES



SIXTY SMITH



SMITHWARD





FISH
AND
CHIPS
9417 5494



9B
/
178

**ALBERT STREET
LEASE**

TENANT

None

Sold with Vacant Possession

178 ALBERT





I ❤️ KŌWŪ

Coffee

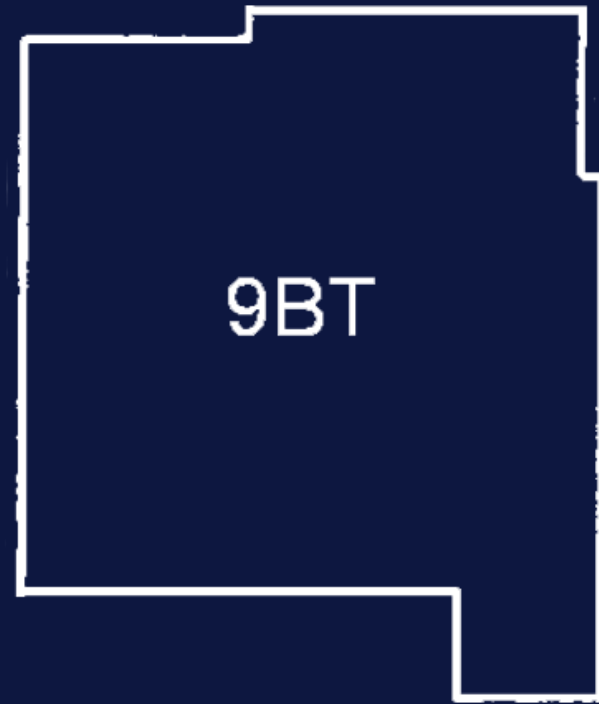
15th Bldg
MARKET
ALSO
SEAFOOD
Grilled
Salmon





9B
/
178

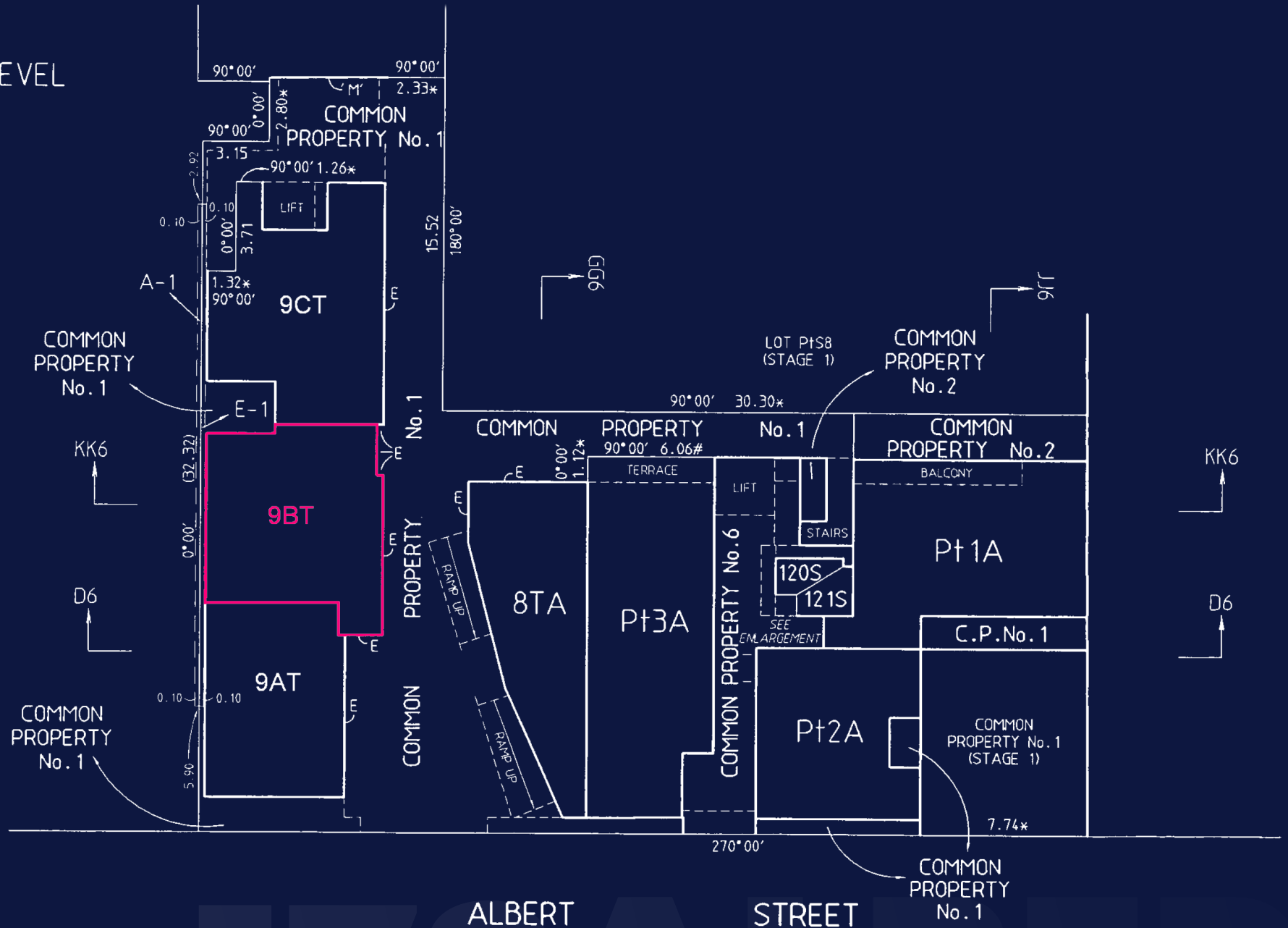
ALBERT STREET
TITLE
LOT 9BT



SITE
74 m²



PLAZA LEVEL

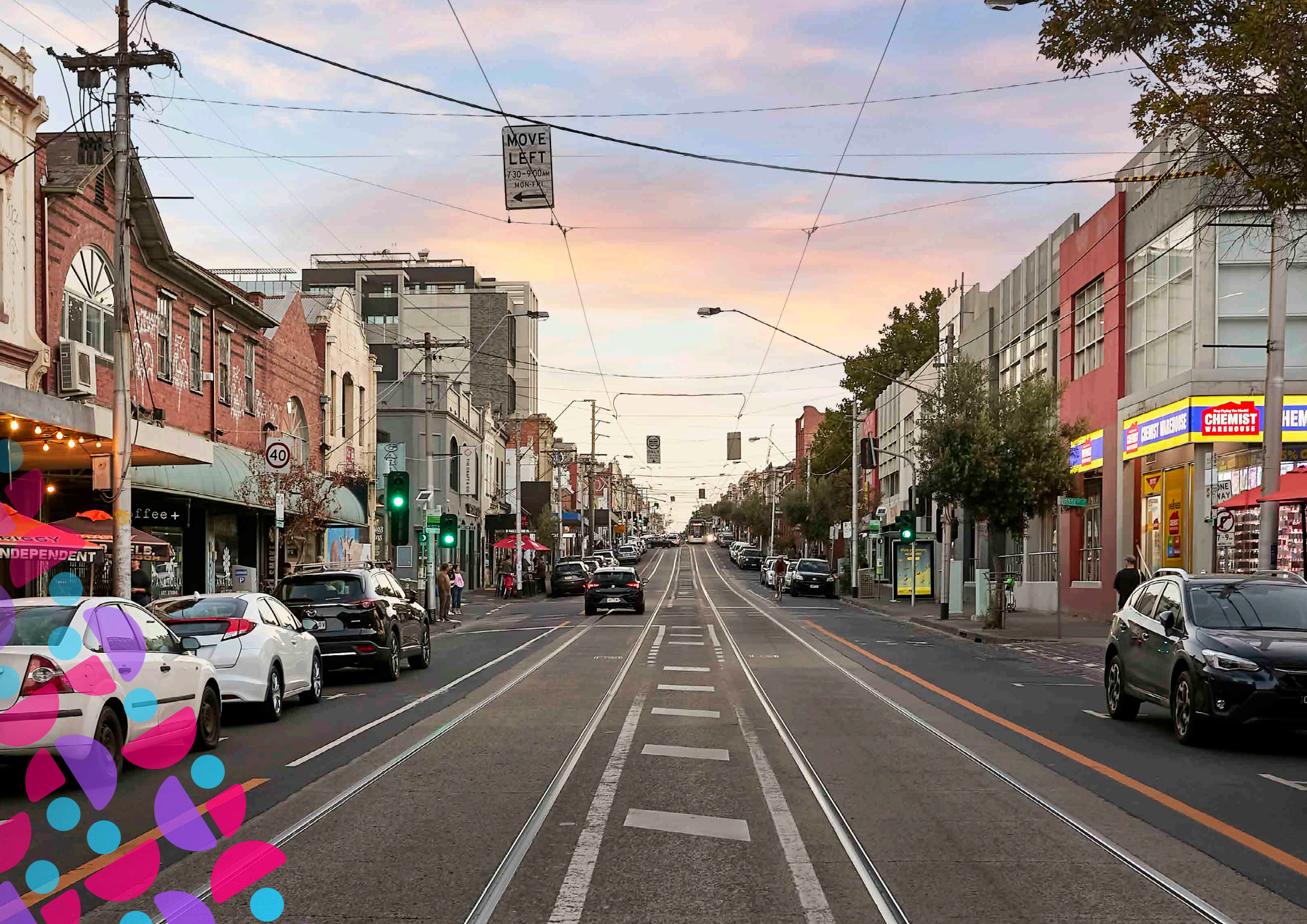


GROUND FLOOR

ALBERT

STREET





MOVE
LEFT
7:30 - 9:00 AM
MON-FRI
←

40

CHEMIST WAREHOUSE
CHEMIST WAREHOUSE

INDEPENDENT





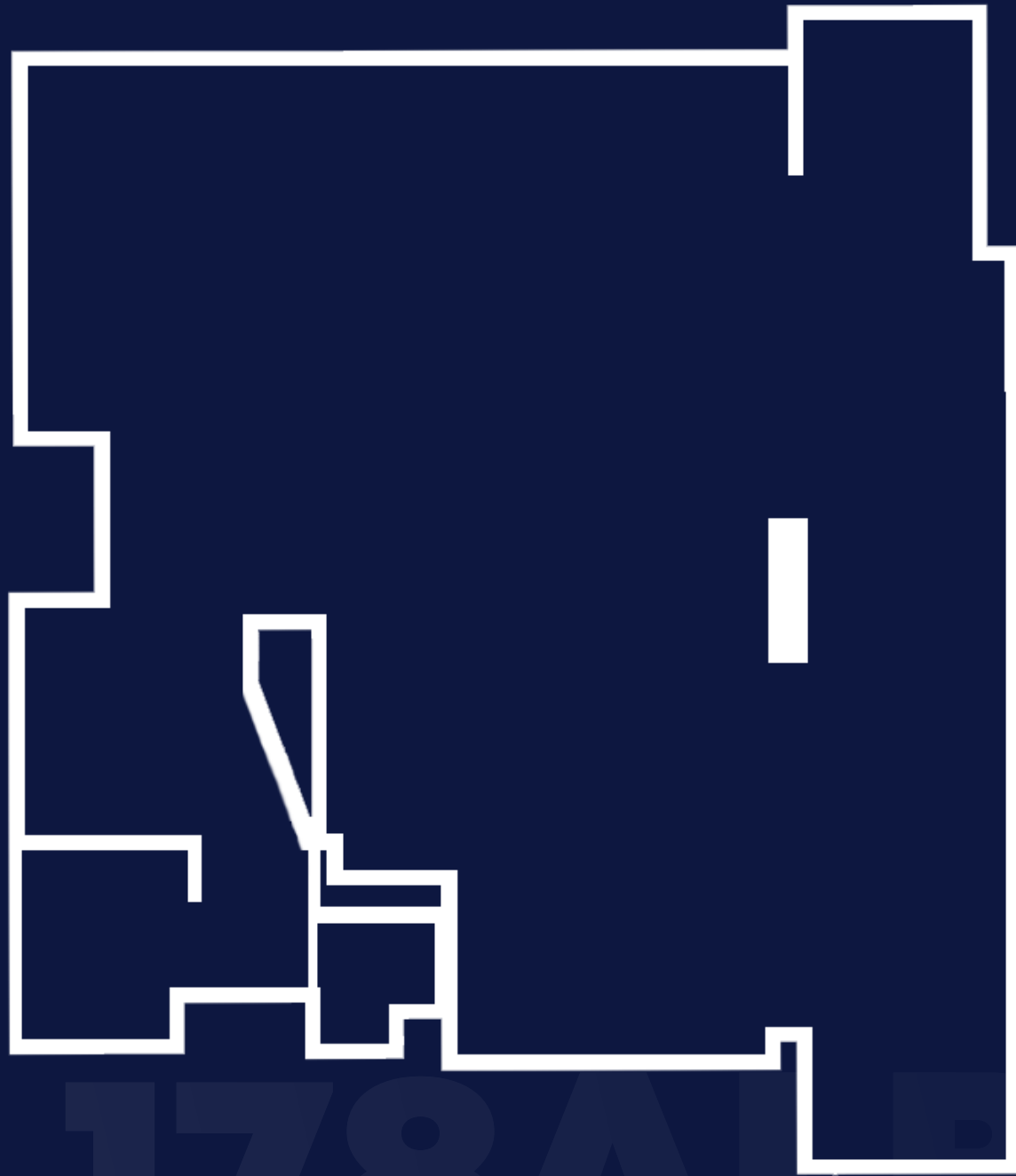


9B
/
178

ALBERT STREET
FLOOR PLAN

BUILDING
74 m²





178 ALABAMA



SHOP NINE B
ONE SEVEN EIGHT
ALBERT STREET

EAST MELBOURNE

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

We use personal information collected from you during open for inspections for security purposes. (We may also use that information to contact you with respect to this property and others which we believe may interest you and in providing information you agree to this use unless you advise us differently). If the information is not provided, we may not be able to provide an effective service to you. Other than in the circumstances allowed under the Privacy Act 1988, we do not disclose information of this kind to any other parties. You can also correct this information if it is inaccurate, incomplete or out-of-date. No responsibility is accepted by the vendor or the agent for the accuracy of any information contained herein or for any action taken in reliance thereon. Prospective purchasers, should make their own enquiries to satisfy themselves on all aspects. Details contained herein do not constitute any representation by the vendor or the agent and are excluded from any contract. All areas are approximate.