



# 267

TWO SIX SEVEN  
BRIDGE ROAD



RICHMOND



01

**RETAIL**  
**267 BRIDGE ROAD**  
**RICHMOND**

<b>INCOME</b>	\$67,000pa + outgoings + GST
<b>TERM</b>	8 Years
<b>BUILDING</b>	265m <sup>2</sup>
<b>PARKING</b>	1 Car

02

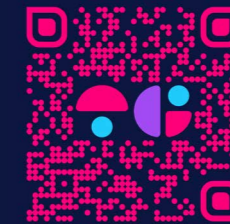
**OFFICE**  
**267 BRIDGE ROAD**  
**RICHMOND**

<b>INCOME</b>	None
<b>BUILDING</b>	113m <sup>2</sup>
<b>PARKING</b>	1 Car

03

**RESIDENCE**  
**267 BRIDGE ROAD**  
**RICHMOND**

<b>INCOME</b>	None
<b>BUILDING</b>	207m <sup>2</sup> inc. Balcony
<b>PARKING</b>	2 Cars



**SCAN FOR**  
**WEB LISTING**





DR  
TWO SIX SEVEN  
BRIDGE ROAD

- PROPERTY
- BRIDGE RD. LIFESTYLE STRIP

ROYAL BOTANIC GARDENS

FITZROY GARDENS



- TOFULICIOUS
- gorman
- ANNIE LEWIS
- love letter
- MENZCLUB
- SUBWAY
- CORE-PLUS
- RICHMOND REPUBLIC
- priceline pharmacy
- WABI SUSHI
- MAZI
- ON DA
- THE SPORTING GLOBE
- SMOKEY CHOOKS
- PAPER PLATE
- Collection Bar
- FRITZ GELATO
- Barbeques GALORE
- BUBBA PIZZA
- I LOVE DUMPLINGS
- laffe
- Fratellino

CHURCH STREET

BRIDGE ROAD

RICHMOND QUARTER

CITIZENS PARK



# BR

## 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).

# BR

## 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.

SMOKEY CHOOKS



CA COM BÁNH MÌ



WAGYU SUN



I LOVE DUMPLINGS



ST JAMES



SMOKEY CHOOKS



PENNY FOR POUND



THE COLLECTION



## 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.

# BR

## 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.





# LET RICHMOND TRADERS DO ALL THE HARD WORK FOR YOU

Take a look around you and what do you see.

## **Richmond Traders. Featuring.**

- Coles & Vintage Cellars
- Specialty food stores and venues – including a fresh fruit market, butcher, bakery, cafe and pharmacy
- Circa 3,000m<sup>2</sup>\* of office space
- 386 build to rent apartments

This isn't just a development – it's a mini city built over 12,000m<sup>2</sup>\* of land. It's brand new, it's flashy and it's high quality. It's a project backed by an overseas sovereign fund. They are financial and they are here to stay.

Let them do all the hard work for you.

They've already reinvigorated **Bridge Road** and will continue to do so. They've already elevated the tenancy profile in their complex and the surrounds and will continue to do so. They've already increased market rents and will continue to do so.

This is literally one of those exceptionally rare opportunities, where someone else will always spend money to increase the value of your property!

What's left for you to do? That's up to you. You can sit back and let Richmond Traders do their thing while you watch your asset grow. Or you can renovate and re lease to increase your potential growth. Or you can rebuild and start fresh on this effectively island site.

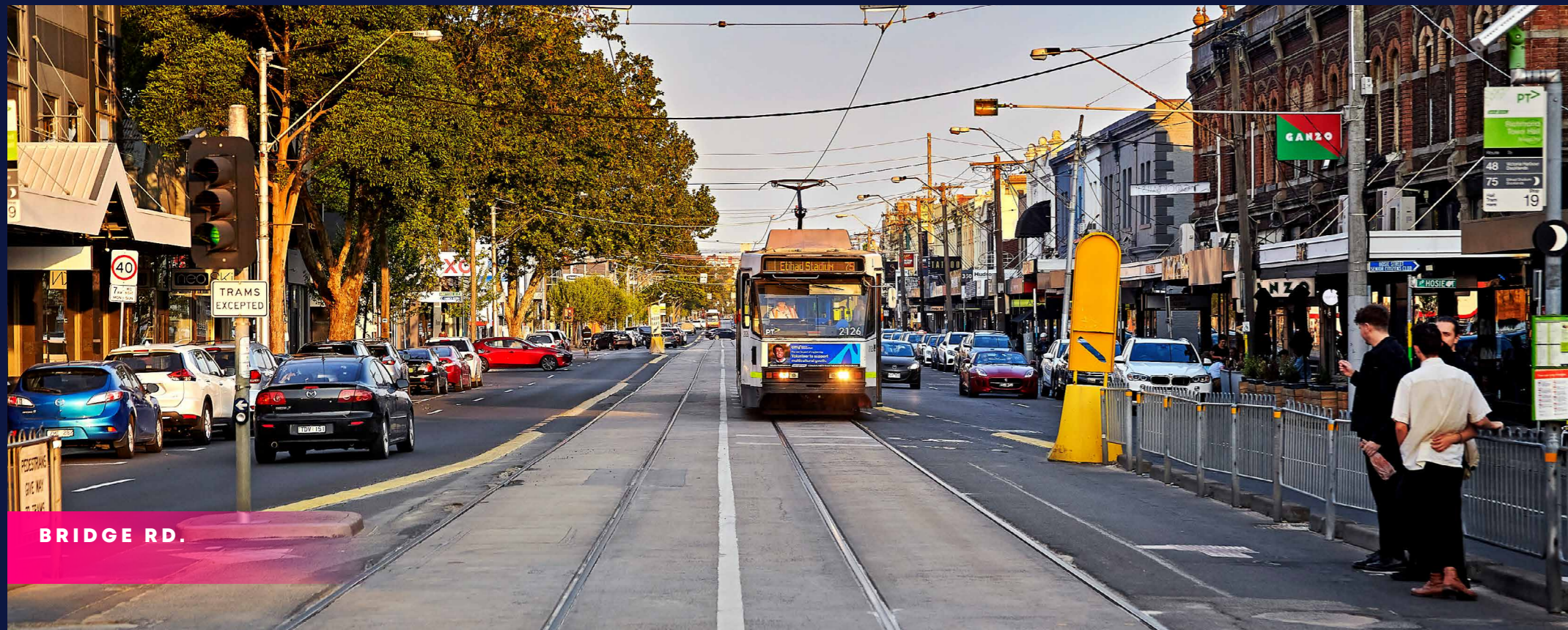
Whatever you chose, there's nothing but a right answer here. The only question is – who will be the lucky one to capitalise on it all?

**267 Bridge Road** is an exceptional unique investment opportunity with an almost impossible to find island site. It's a character inspiring, two storey building with untapped and unlimited potential. There are three distinct tenancies and income streams with ground floor retail and an office space and residence on level one.

## **Featuring.**

- Almost impossible to find 'island site' due to design of Richmond Traders
- 5 meter\* frontage onto Richmond Traders
- 10 meter\* frontage onto Bridge Road
- Site 377m<sup>2</sup>\*
- Building 585m<sup>2</sup>\* including balcony
- 4 on site car parks

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



BRIDGE RD.



LITTLE FRENCHIE & CO



TOUCHWOOD



LUMBERJACK



MISTER MINH



LADYBOY



MINAMISHIMA



ANCHOVY

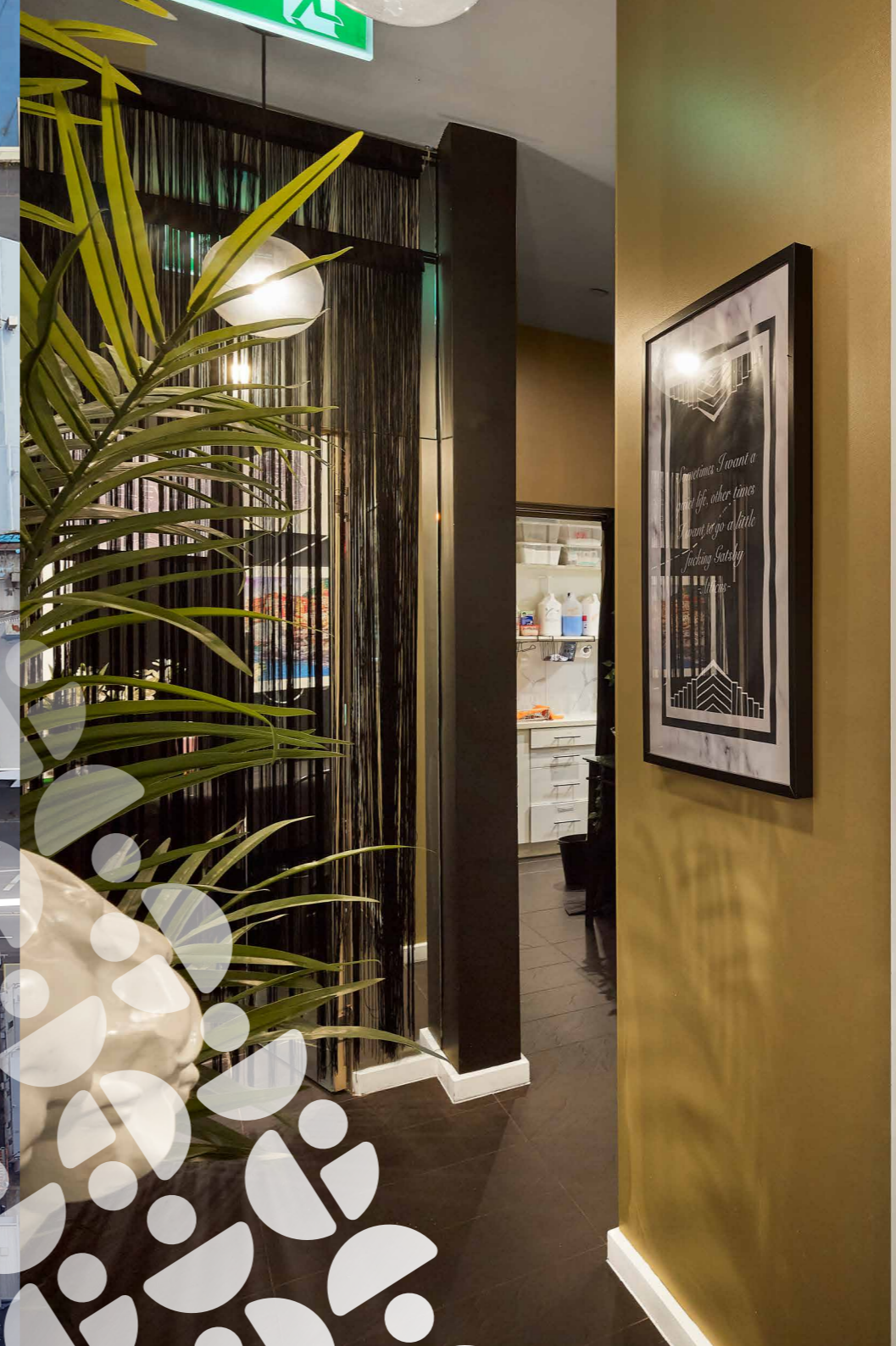
TWO SIX SEVEN  
BRIDGE ROAD

PROPERTY



BRIDGE ROAD

CHURCH STREET



# 267

## BRIDGE ROAD "RETAIL" LEASE

### TENANT

Mens Body Works Pty Ltd

### TERM

8 Years from 1 November 2025

### RENT

\$67,000 per annum + outgoings + GST

### SECURITY BOND

\$15,329.70

### REVIEWS

3.0% Per Annum

### NOTES

Tenant has been in occupation since 2017 - total lease term will be 16 years at current Lease expiry





267

**BRIDGE ROAD**  
**“OFFICE”**  
**LEASE**

**TENANT**

None - sold with Vacant Possession

267BRIDGE

267

**BRIDGE ROAD  
"RESIDENCE"  
LEASE**

**TENANT**

None - sold with Vacant Possession

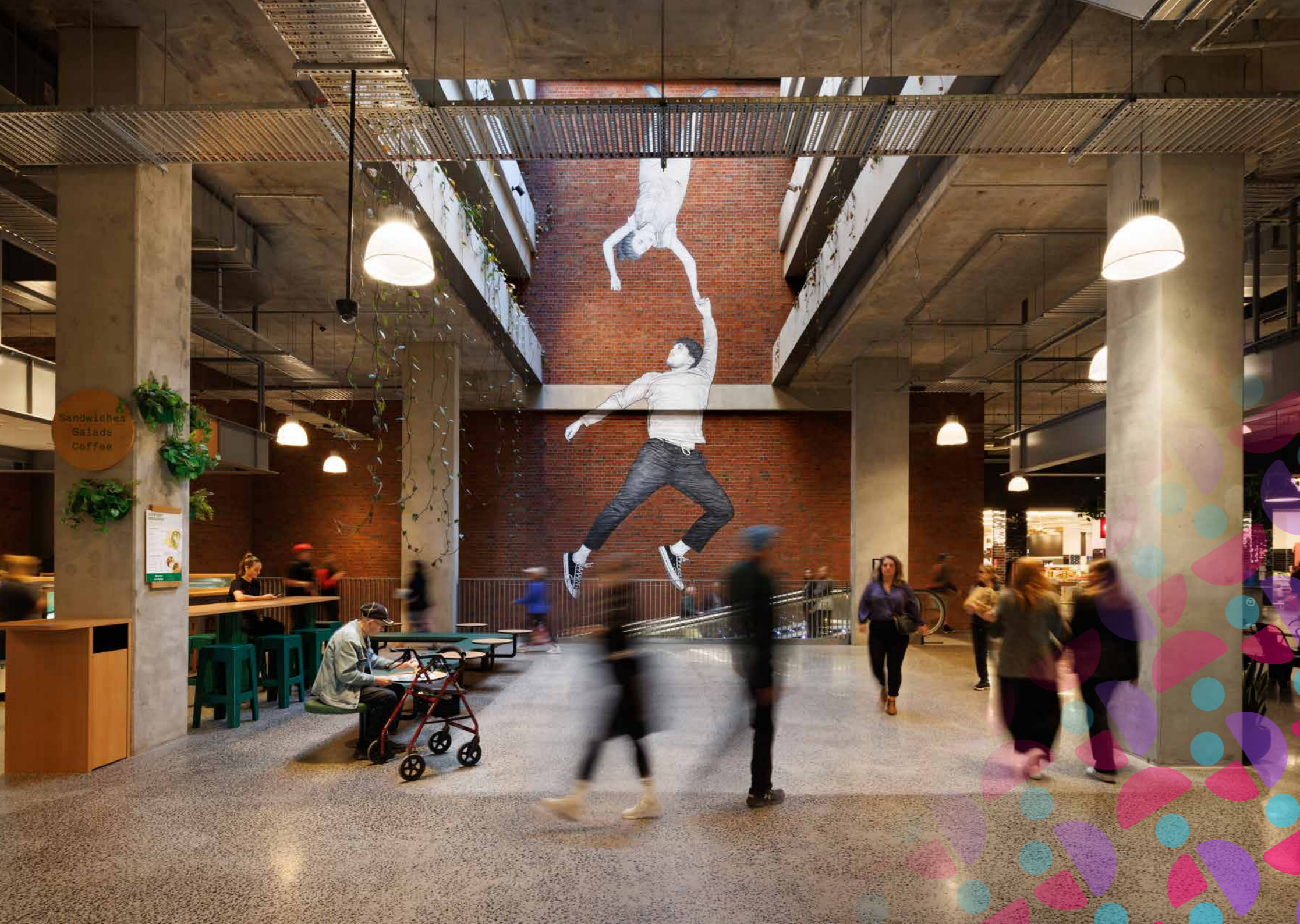
267 BRIDGE ROAD









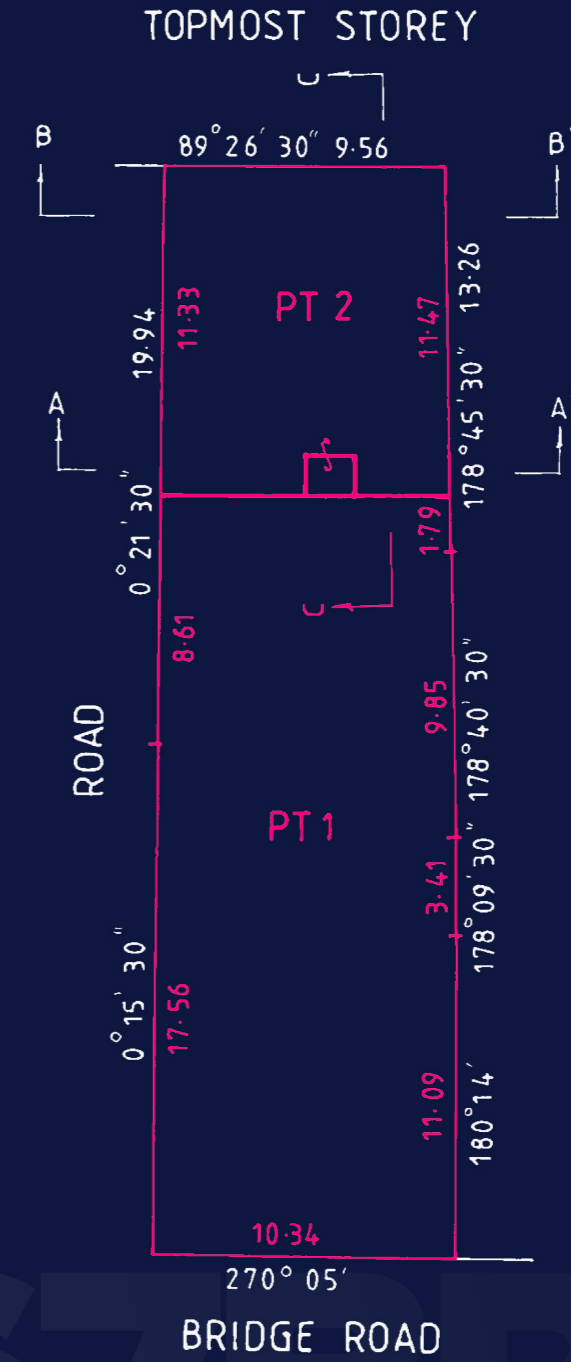




# 267

## BRIDGE ROAD FIRST FLOOR TITLE

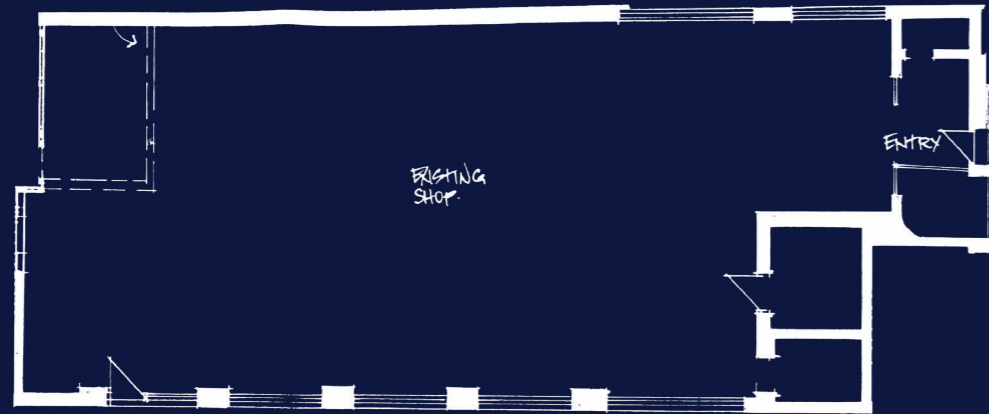
**SITE**  
377m<sup>2</sup>



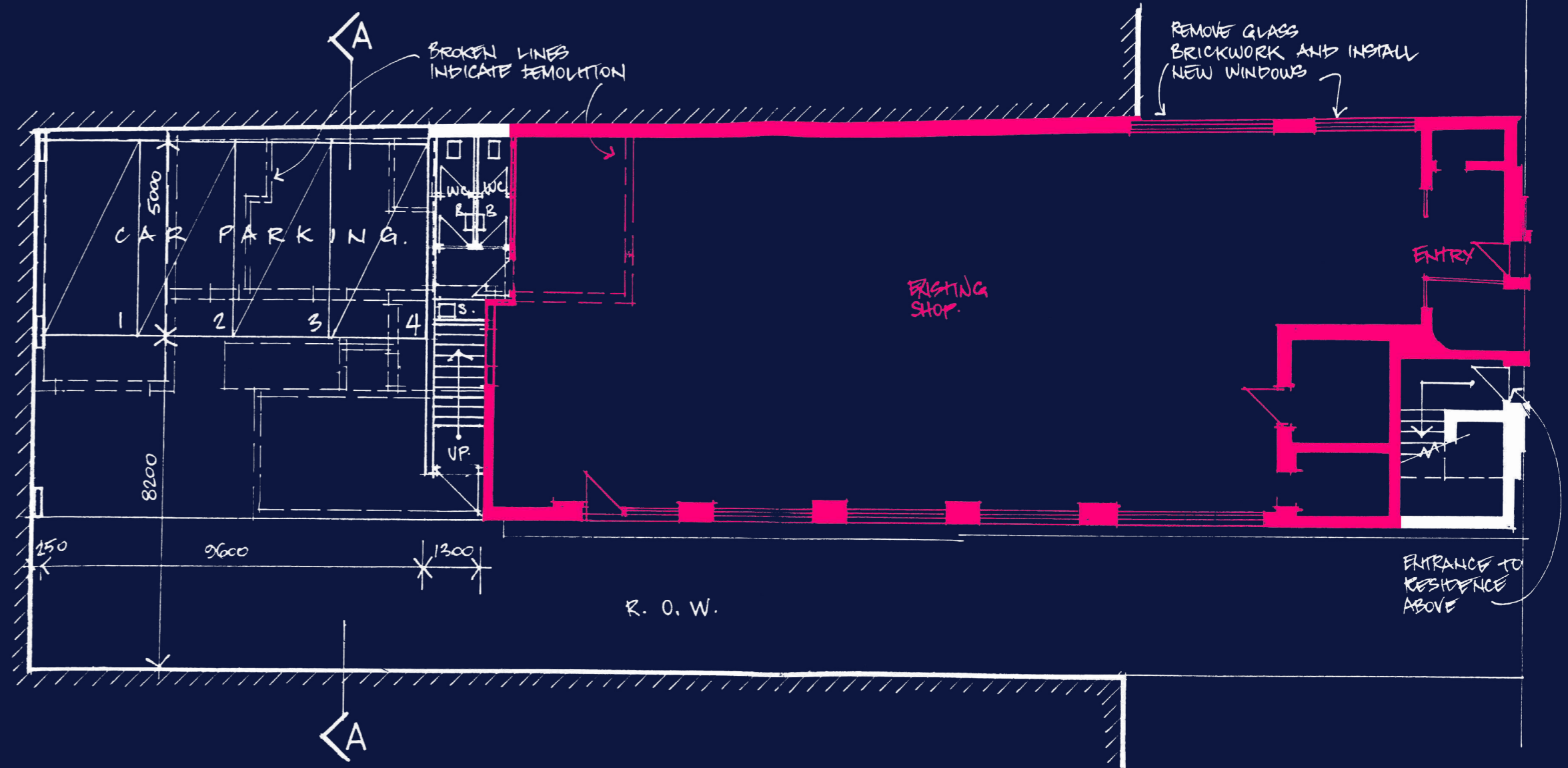


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## BRIDGE ROAD RETAIL FLOOR PLAN



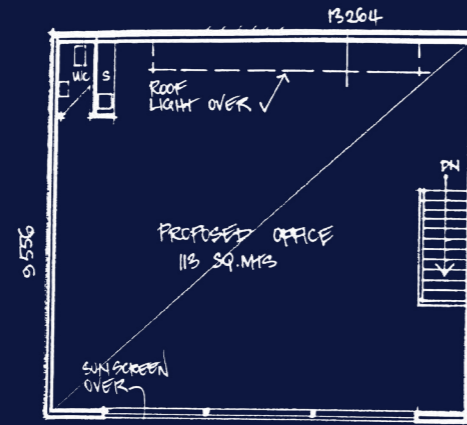
**BUILDING**  
265 m<sup>2</sup>



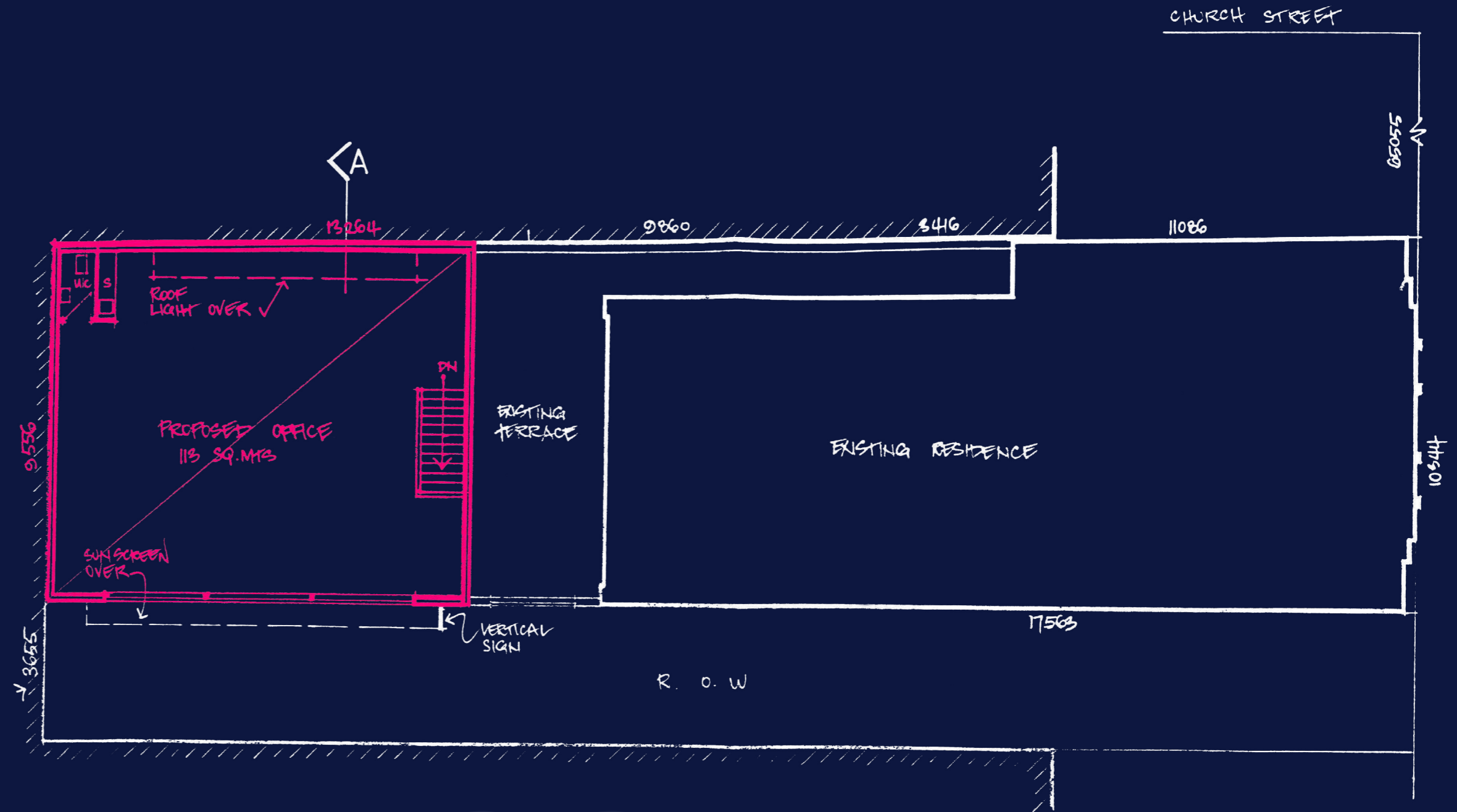
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# 267

## BRIDGE ROAD OFFICE FLOOR PLAN



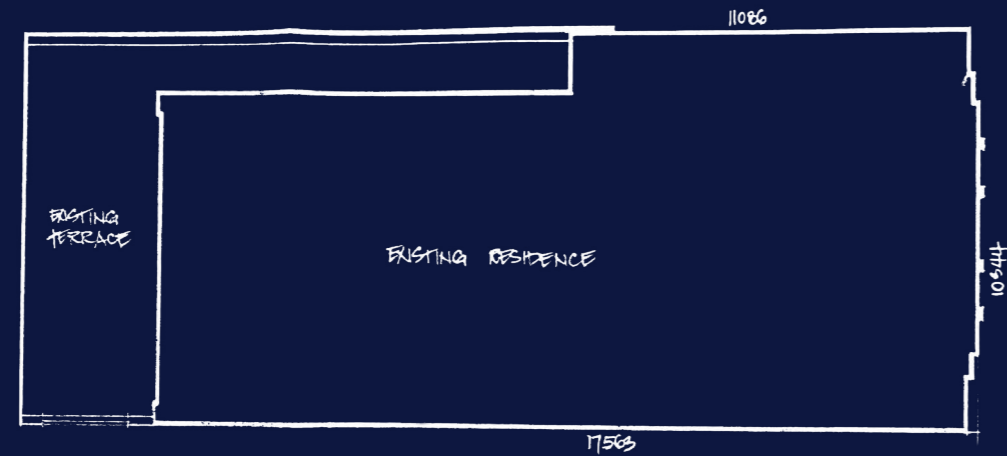
**BUILDING**  
113 m<sup>2</sup>



# 267 BRIDGE

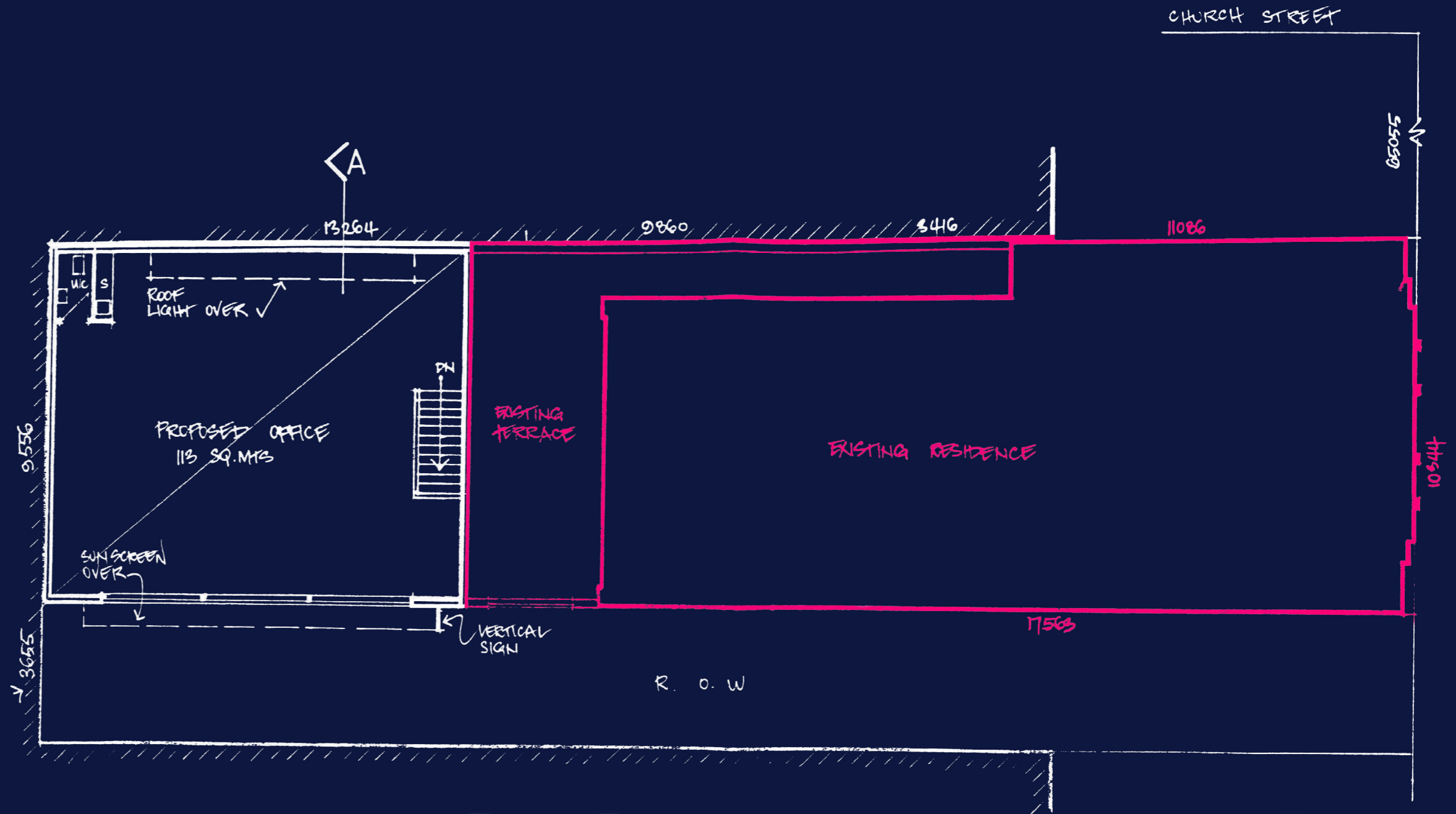
# 267

## BRIDGE ROAD RESIDENCE FLOOR PLAN



### BUILDING

207m<sup>2</sup> inc. Balcony



# 267 BRIDGE

















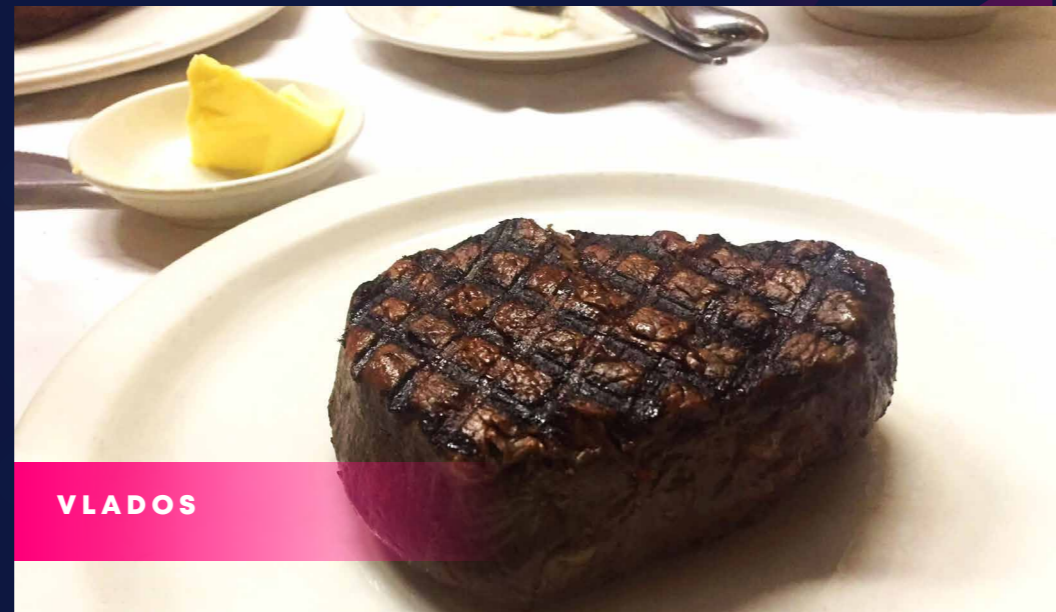
BRIDGE RD.

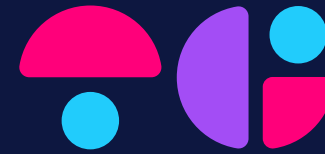


FIFTY ACRES



TODCO





TWO SIX SEVEN  
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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