

FOUR FOUR ONE CHURCH STREET



RICHMOND



01

PROPERTY
441 - 443 CHURCH STREET
RICHMOND

INCOME	\$114,400 per annum + GST
TERM	22 Months
COMMENCEMENT	7 February 2025
OPTIONS	None
SITE	333m ²
BUILDING	662m ²

VIRTUAL TOUR

02

SIGN
441 - 443 CHURCH STREET
RICHMOND

INCOME	\$40,000 pa + GST
TERM	364 Days
COMMENCEMENT	7 December 2025



**SCAN FOR
WEB LISTING**





RICHMOND
OYSTERS

OLESALE
121

RICHMOND OYSTERS

BAR • RESTAURANT
9428 5121

RICHMOND
SQUARE

HACER
group

RICHMOND
SQUARE

ROOFTOP

HARLOW

HARLOW

HARLOW

HARLOW

HARLOW

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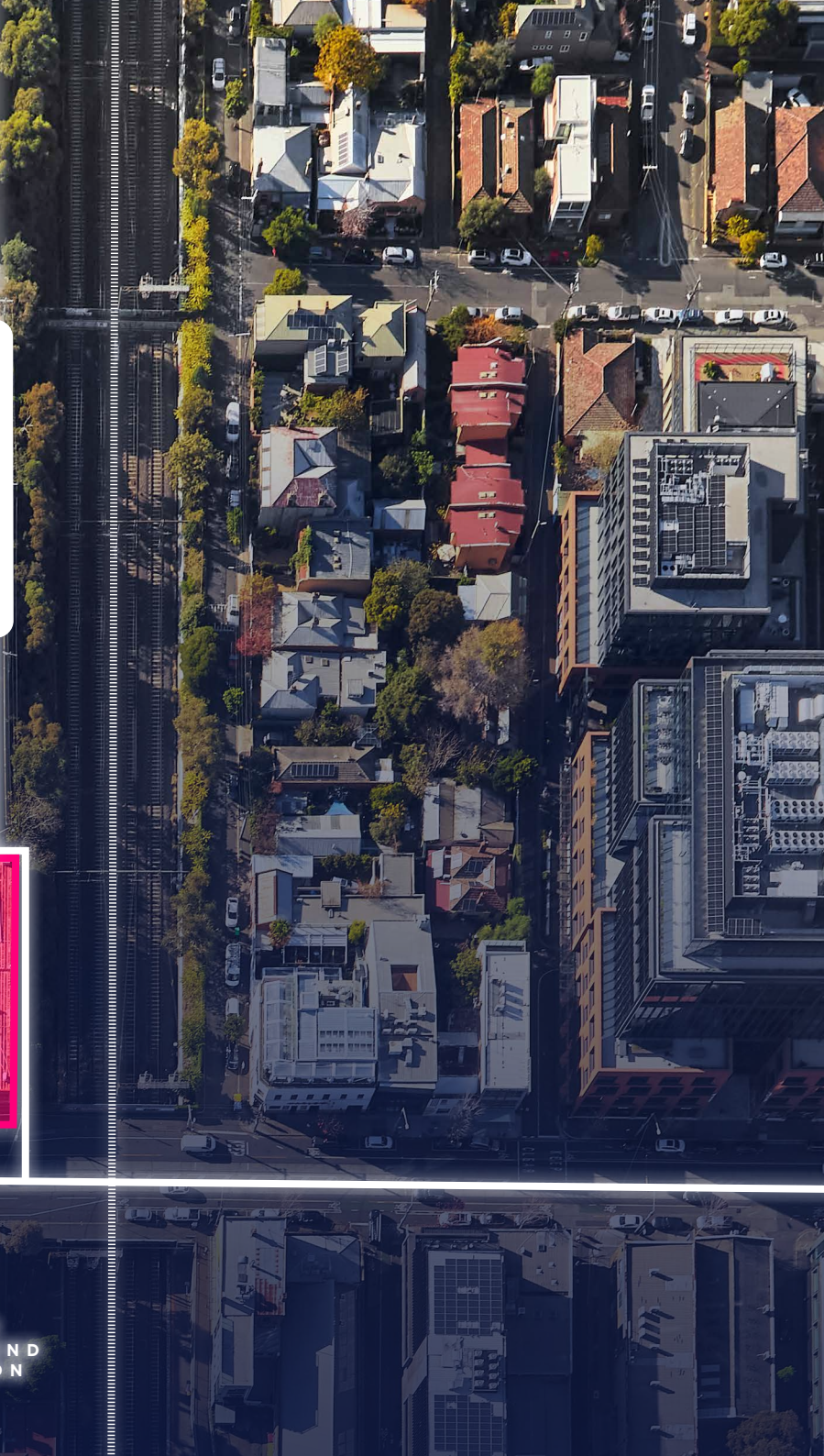
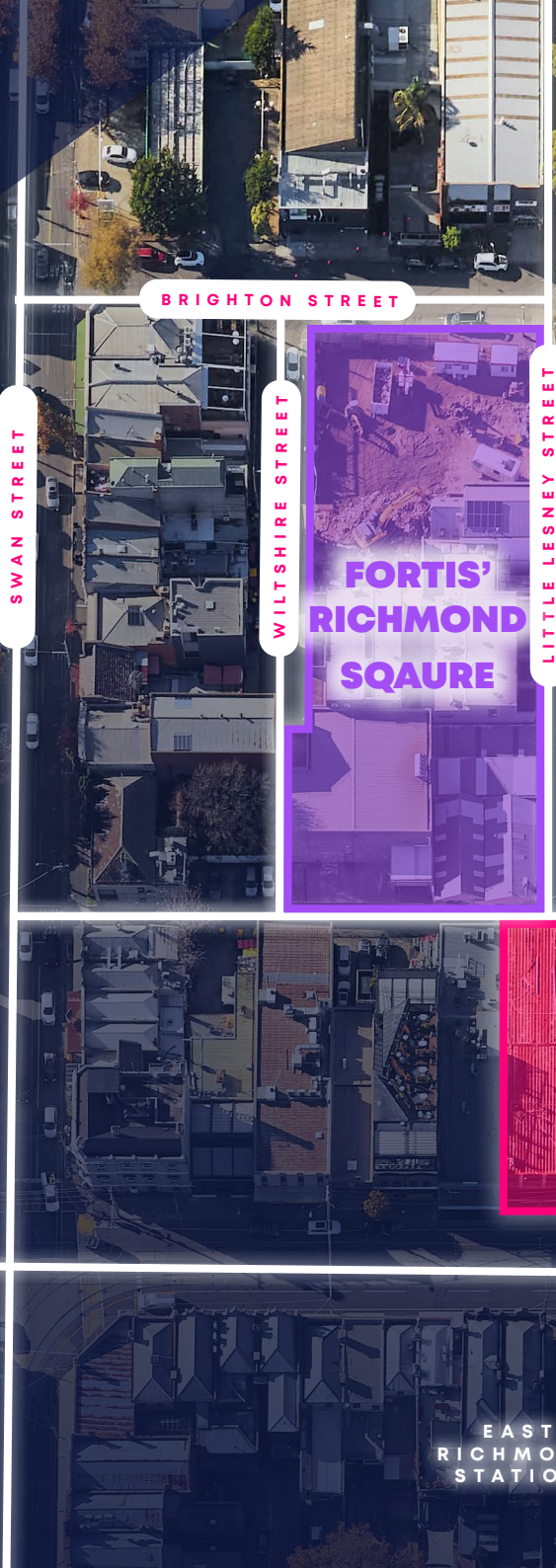
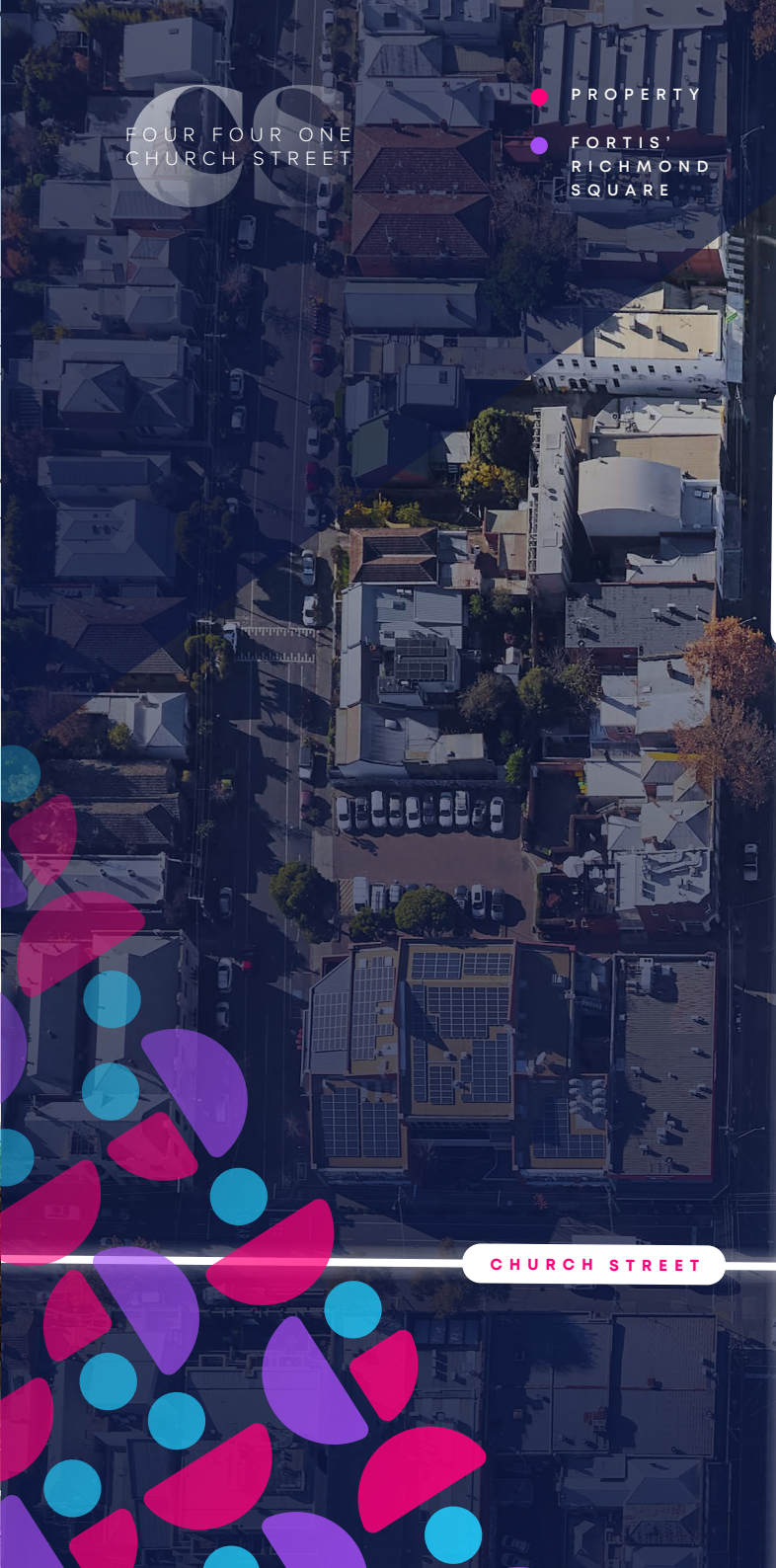
HARLOW

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RICHMOND SQUARE RENDER 5



**FORTIS'
RICHMOND
SQAURE**



OS

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.

*Meg Watson 2020, *Timeout*, accessed September 2025, < <https://www.timeout.com/melbourne/things-to-do/richmond-area-guide> >





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 four 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. 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). And Church Street is Melbourne's leading Street for high end homewares, as well as being part of the revered Cremorne precinct.



WHY 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.

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.





SWAN ST.



HUGO'S DELI



GRILL'D



CHARGRILL CHARLIES



HUNKY DORY



FISHBOWL



NEW QUARTER



GELATO MESSINA



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.



EAT

- I Love Pho
- Pacific Seafood BBQ House
- Bahari
- Hanoi Hannah New Quarter
- Hector's Deli
- Jinda Thai
- The Aviary Hotel
- Minamishima

DRINK

- The Royston
- Mountain Goat Brewery and Bar
- All Nation's Hotel
- The Swan Hotel
- Public House
- The Bridge Hotel
- Price Alfred Hotel





THE NEEDLE IN THE HAYSTACK

Richmond Square.

This isn't just a development – it's **Fortis'** newest flagship built over 2,700m²* of land and up to 12 storeys high.

Featuring.

- Over 100 high end residences (including Richmond's highest record sale to celebrity hospitality entrepreneurs Bruce and Chyka Keebaugh)
- Soon to be announced 57 room boutique hotel
- 6 retail spaces including specialty restaurants, cocktail and drinks bar, artisan bakery and a premium shared beauty workspace
- Offices & medical spaces

It's brand new, it's flashy and it's high quality. It's backed by Melbourne's premier developer. This is a mixed-use mini precinct that will catapult this location from one of Melbourne's best, to Melbourne's absolute best!

441 – 443 Church Street will be the only property surrounded by a pedestrian link between Richmond Square and Church Street, Richmond. All of this will literally be located at your front, rear and side doorstep.

Richmond Square will do all the hard work for you as it generates an ever changing and ever growing customer base that'll walk literally around you. All you have to do is sit back and take advantage of the opportunity on offer

This is the eponymous needle in a haystack!

441 – 443 Church Street is a one in a lifetime two storey, near island opportunity that offers three ground floor frontages of leading retail exposure totaling 55 meters.

Featuring.

- Near island three street frontage site
- 55 meter* ground floor retail grade frontage
- Direct pedestrian link between Richmond Square and Church Street
- Two storey building built boundary to boundary
- Site 333m²*
- Building 662m²*
- DA approved permit for 8 storey commercial development with rooftop retail
- Short term holding income

Owner occupy, invest or develop on one of Melbourne's most prestigious locations. Whatever you chose, the possibilities are limitless.

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



RICHMOND SQUARE - RENDER 1

FOUR FOUR ONE
CHURCH STREET

- PROPERTY
- RICHMOND SQUARE
CHURCH STREET
PEDESTRIAN
LINK

SWAN STREET

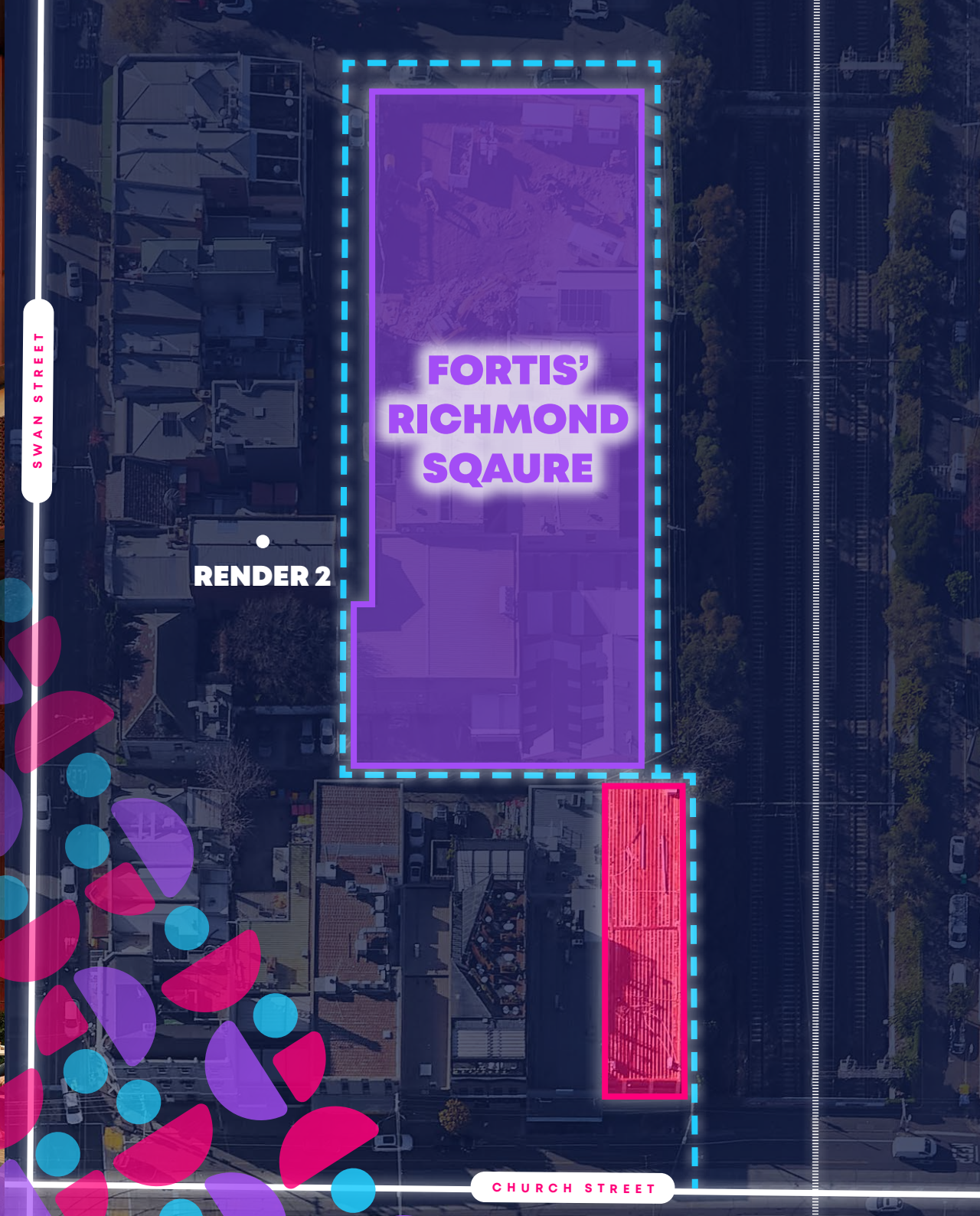
FORTIS'
RICHMOND
SQAURE

RENDER 1

CHURCH STREET



RICHMOND SQUARE - RENDER 2



**FORTIS'
RICHMOND
SQAURE**

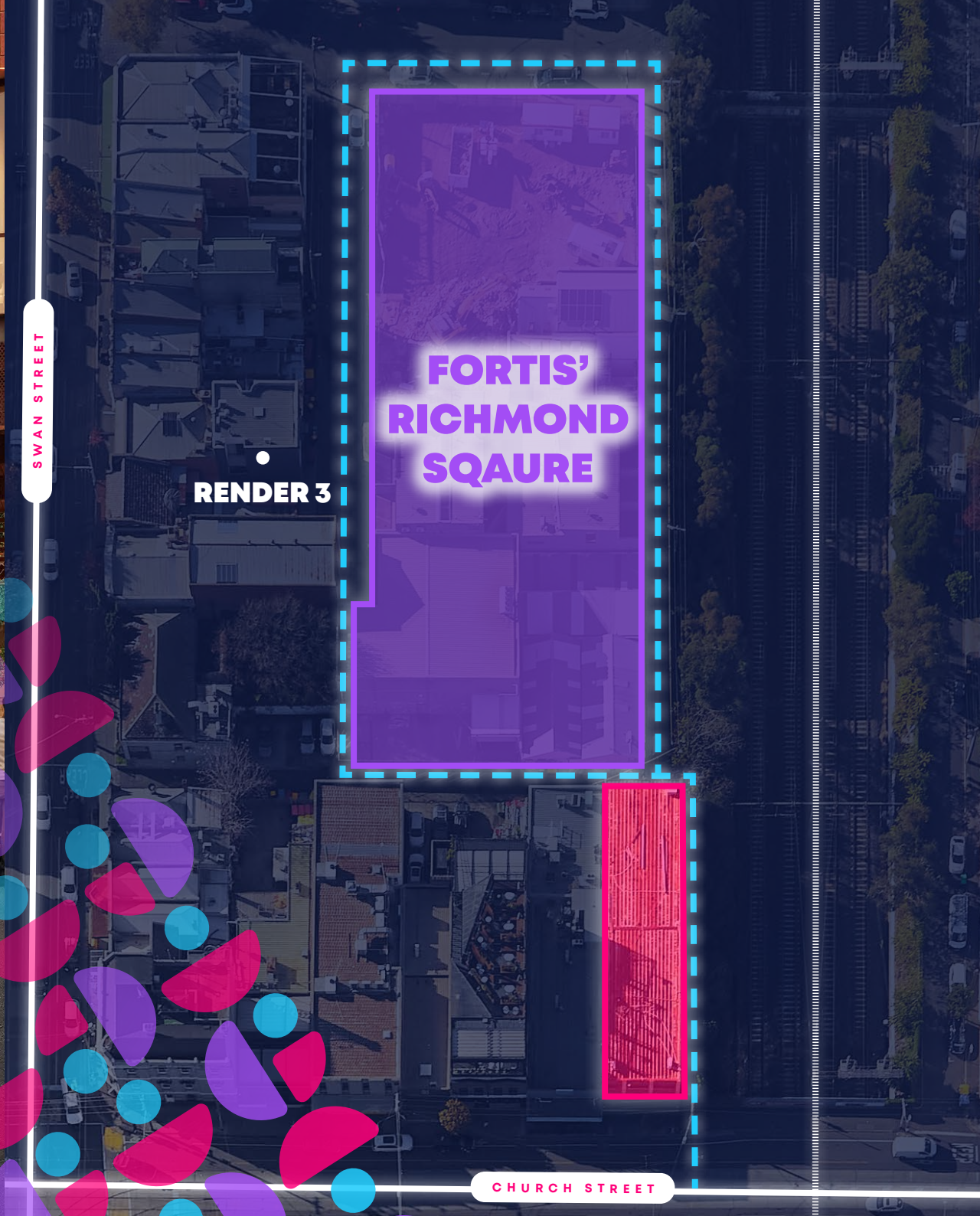
RENDER 2

SWAN STREET

CHURCH STREET



RICHMOND SQUARE - RENDER 3



SWAN STREET

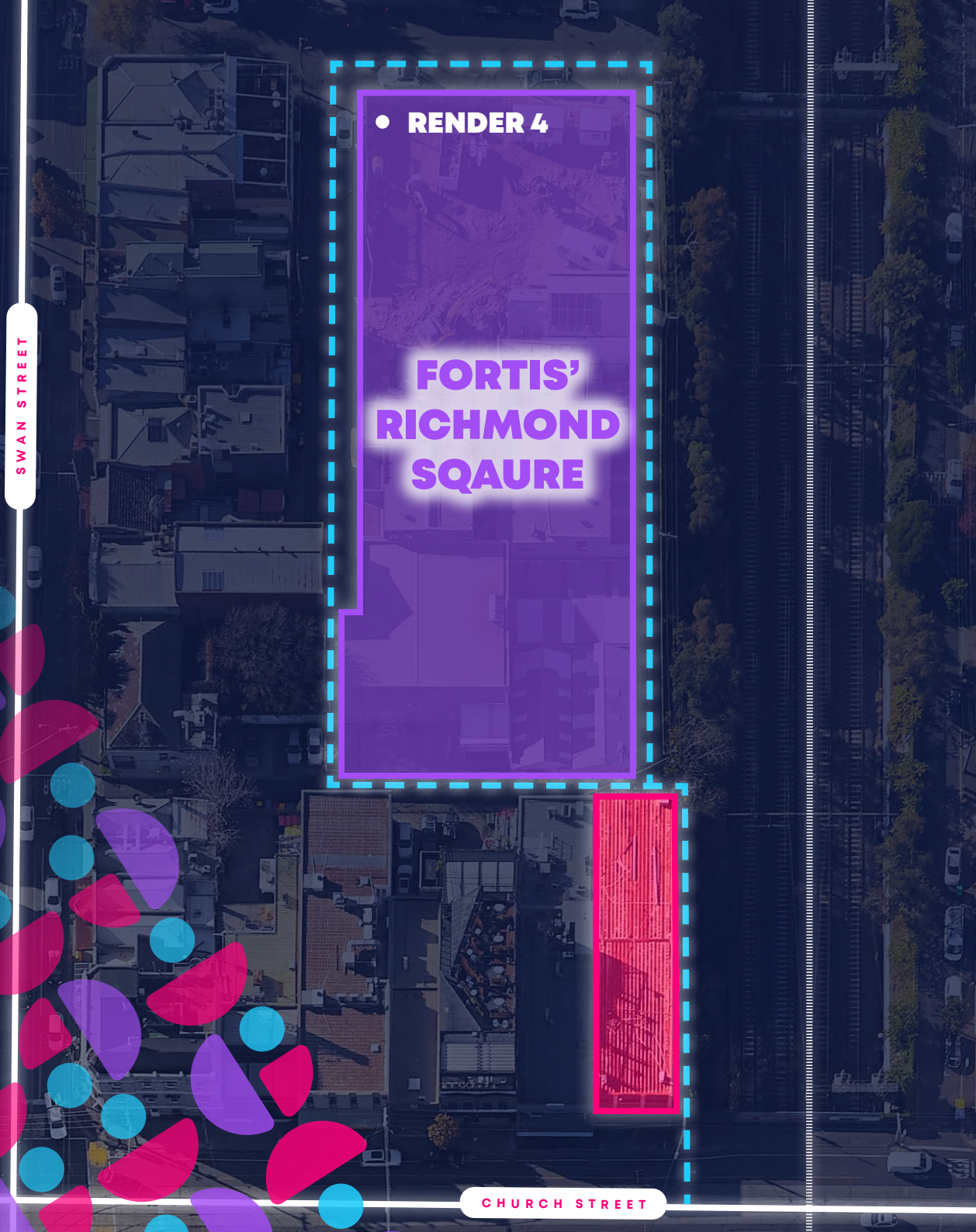
RENDER 3

FORTIS' RICHMOND SQAURE

CHURCH STREET



RICHMOND SQUARE - RENDER 4



• **RENDER 4**

**FORTIS'
RICHMOND
SQAURE**

SWAN STREET

CHURCH STREET



RICHMOND SQUARE - RENDER 6

CS
FOUR FOUR ONE
CHURCH STREET

- PROPERTY
- RICHMOND SQUARE
CHURCH STREET
PEDESTRIAN
LINK

SWAN STREET

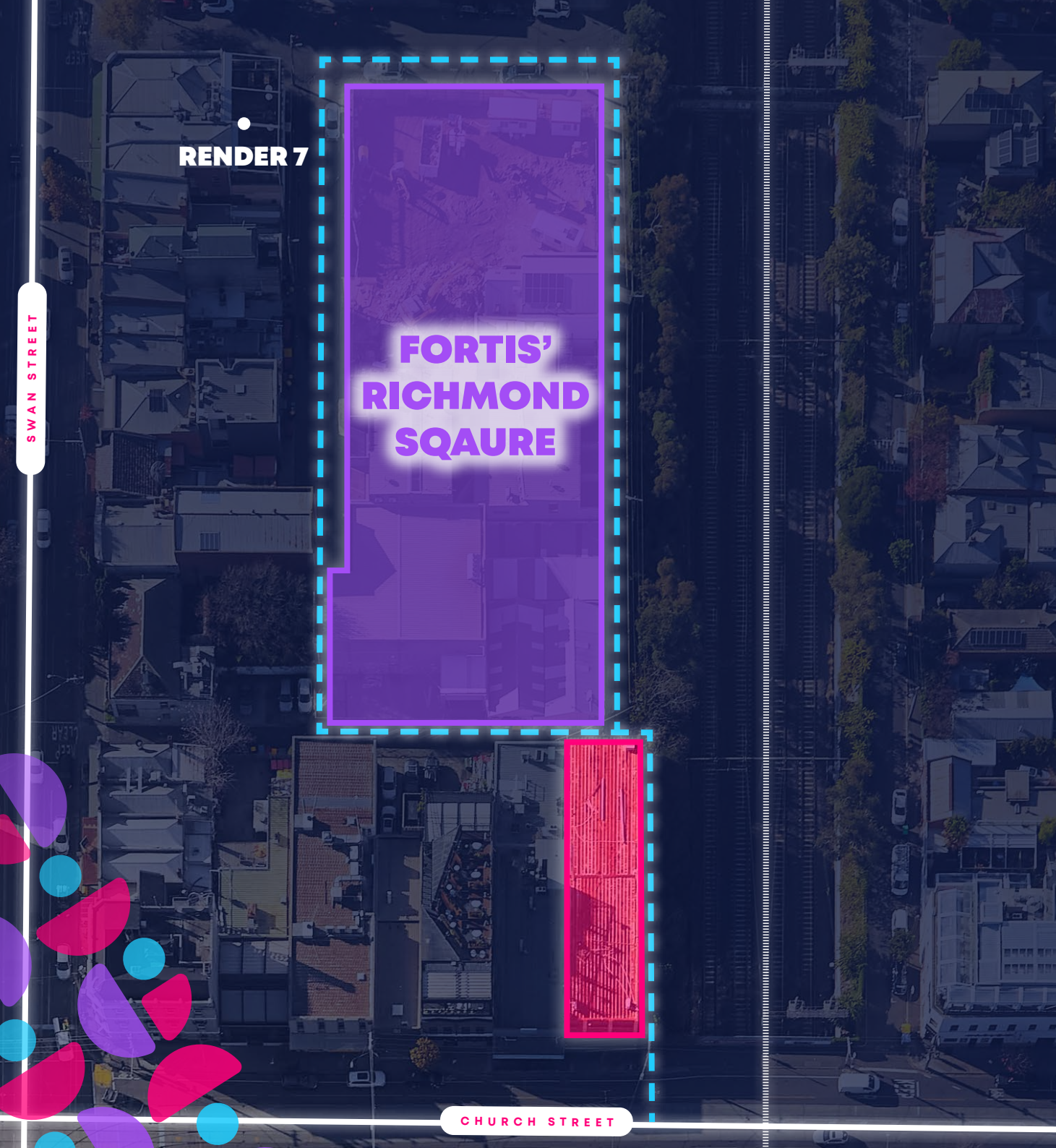
• **RENDER 6**

**FORTIS'
RICHMOND
SQAURE**

CHURCH STREET



RICHMOND SQUARE - RENDER 7



RENDER 7

SWAN STREET

**FORTIS'
RICHMOND
SQAURE**

CHURCH STREET



SWAN & CHURCH ST.



MACELLERIA



PICCOLINA



PILLAR OF SALT



RICHMOND OYSTERS



MAEVE FOX



TOP PADDOCK



BABY PIZZA

- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS



441 -
443

CHURCH STREET PROPERTY LEASE

TENANT

Hacer Australia Pty Ltd

TERM

22 Months from 7 February 2025

OPTION

None

RENT

\$140,000 per annum plus GST

SECURITY BOND

\$60,500

REVIEWS

4.0% Per Annum

NOTES

Lease contains a 6 Month Notice to Quit clause from 20 June 2025





441
-
443

CHURCH STREET SIGN LICENCE

TENANT

Lesney Street Pty Ltd ATF The Little Lesney Trust

TERM

364 Days

OPTION

None

RENT

\$40,000 per annum plus GST

SECURITY BOND

None

REVIEWS

Not Applicable

NOTES

Licensor can terminate Licence with 60 days notice



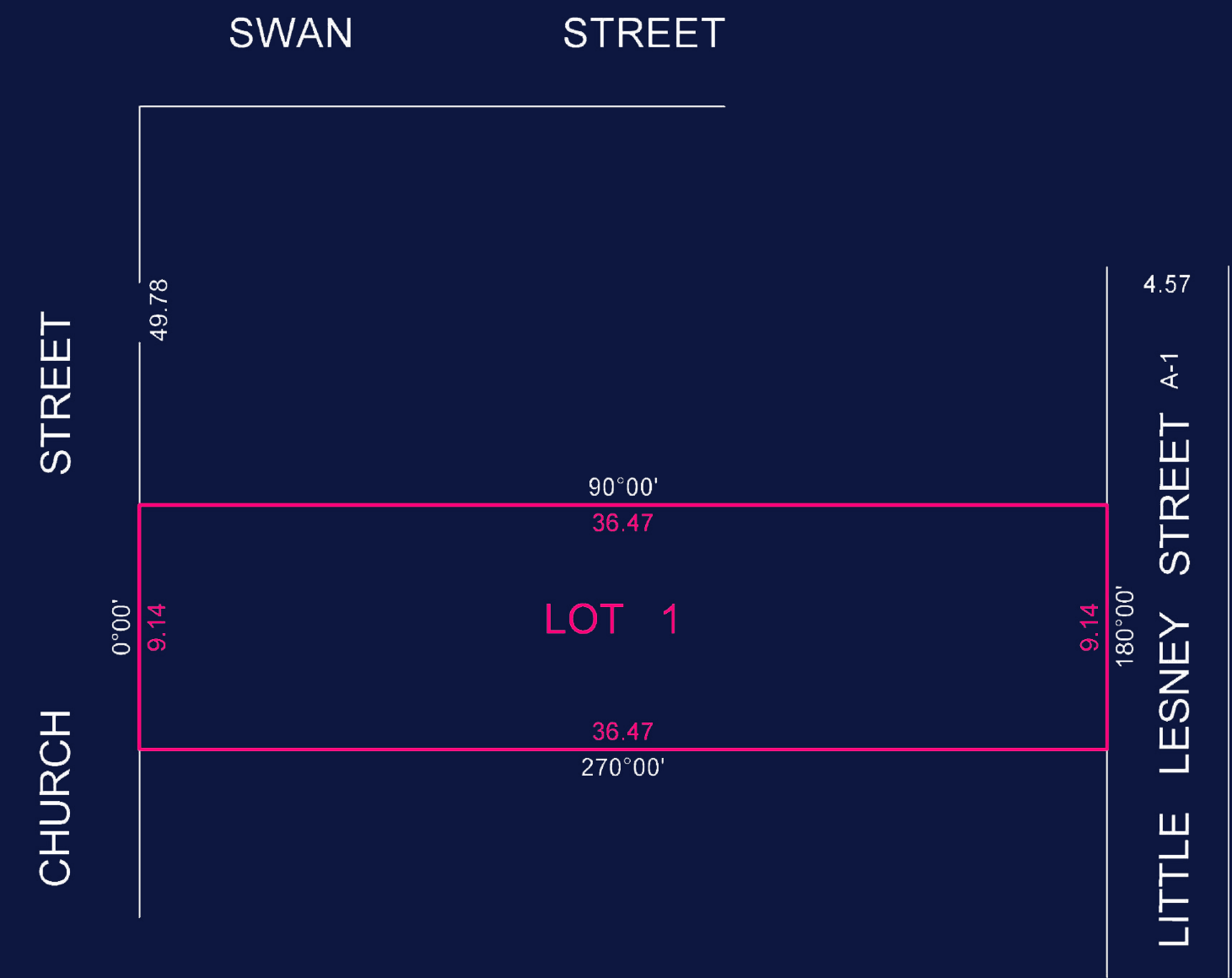
441
-
443

CHURCH STREET
TITLE



SITE
333 m²

441CHURCH





SWAN ST.



TARTINE



FARRO



ERMOU GYROS



ATTRIA



BAHARI



SUPERCHEESE



GREENSTREET



441

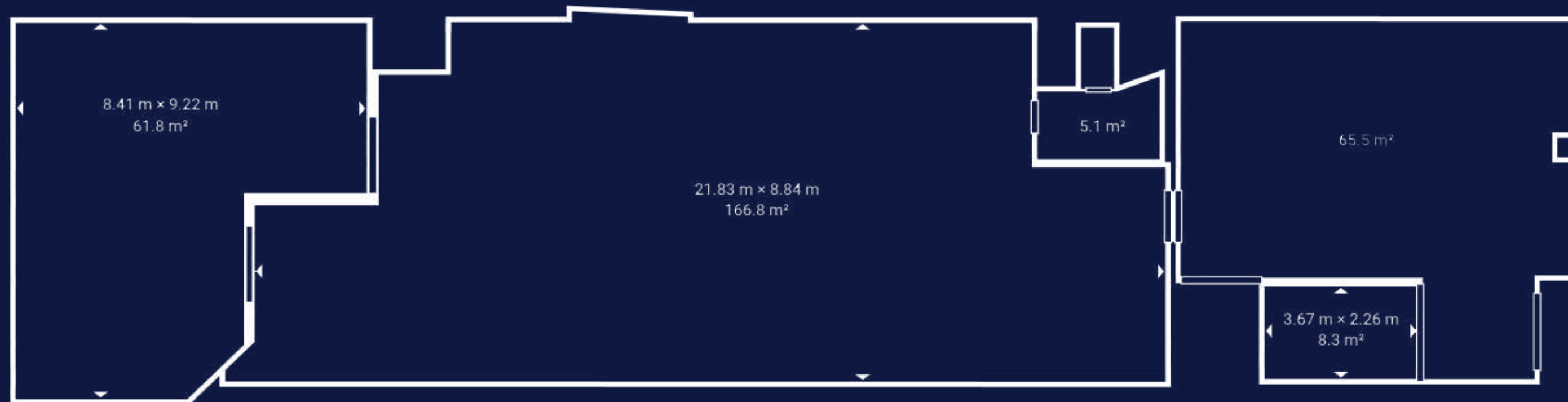
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443

CHURCH STREET INDICATIVE FLOOR PLAN

AREA

331m²



GROUND FLOOR

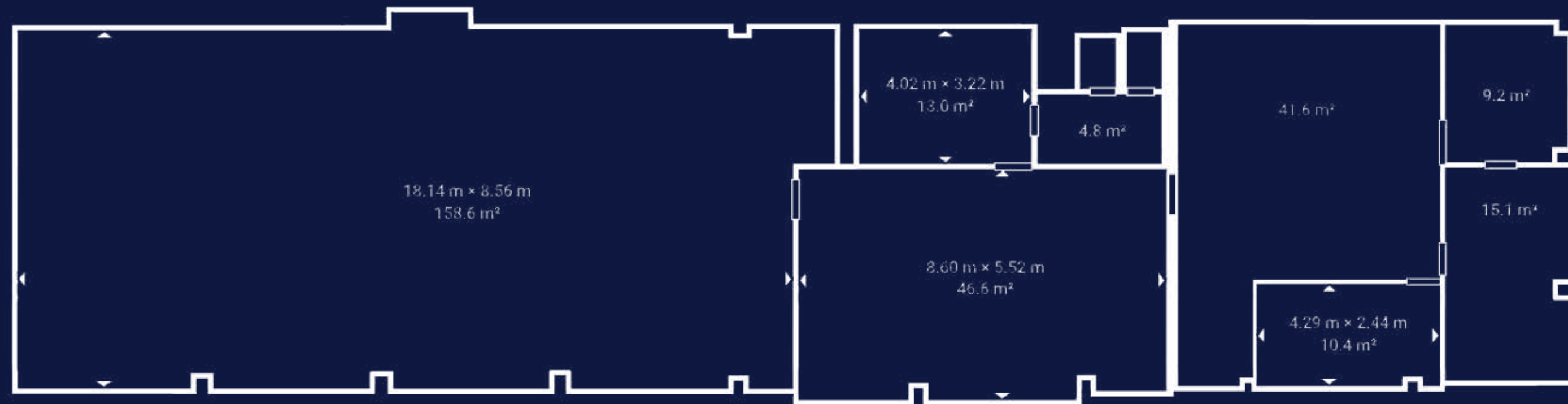
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443

CHURCH STREET INDICATIVE FLOOR PLAN

AREA

331m²



FIRST FLOOR



SWAN & CHURCH ST.



MACELLERIA



SAINT THOMAS



PILAR OF SALT



PANA ORGANIC



MAEVE FOX



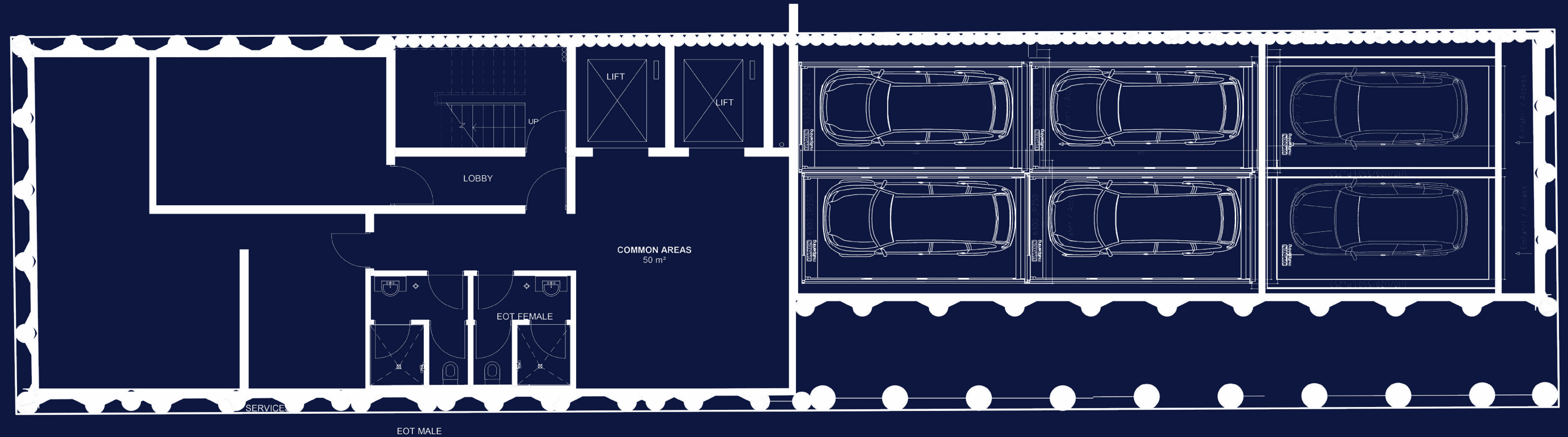
SWAN ST.



FRIENDS OF MINE

441
-
443

CHURCH STREET
DEVELOPMENT PLANS
EOT & PARKING



BASEMENT

441 -
443

CHURCH STREET DEVELOPMENT PLANS

RETAIL

GROUND FLOOR

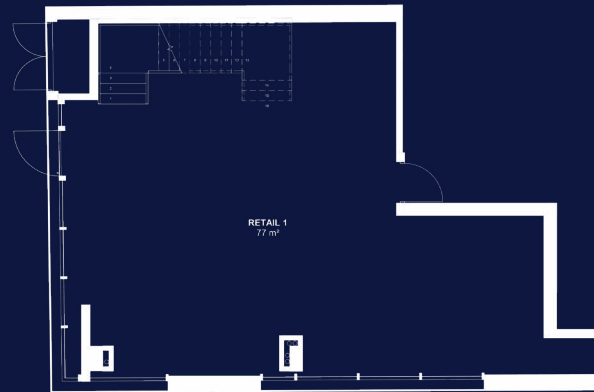
258m²

FIRST FLOOR

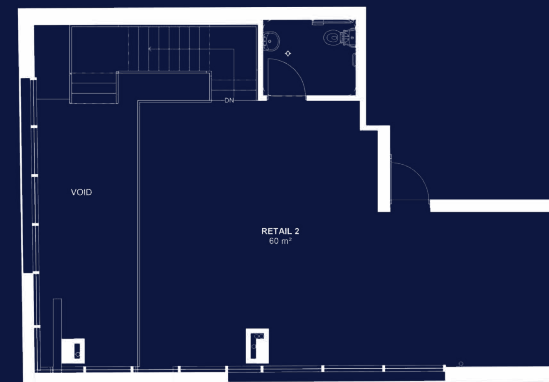
258m²

AREA

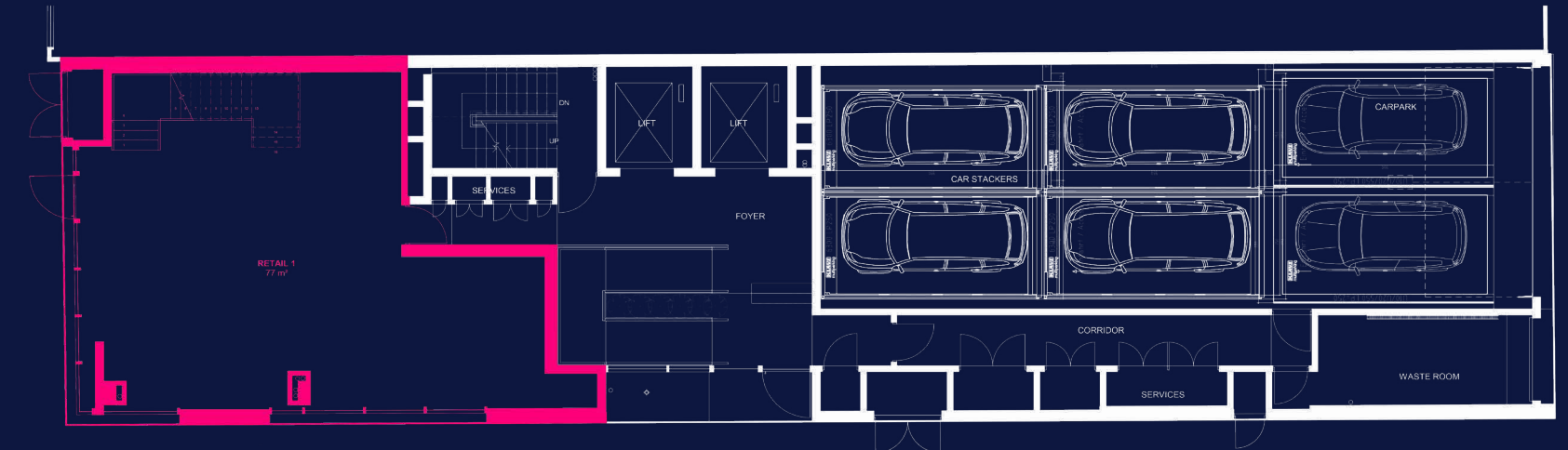
137m²



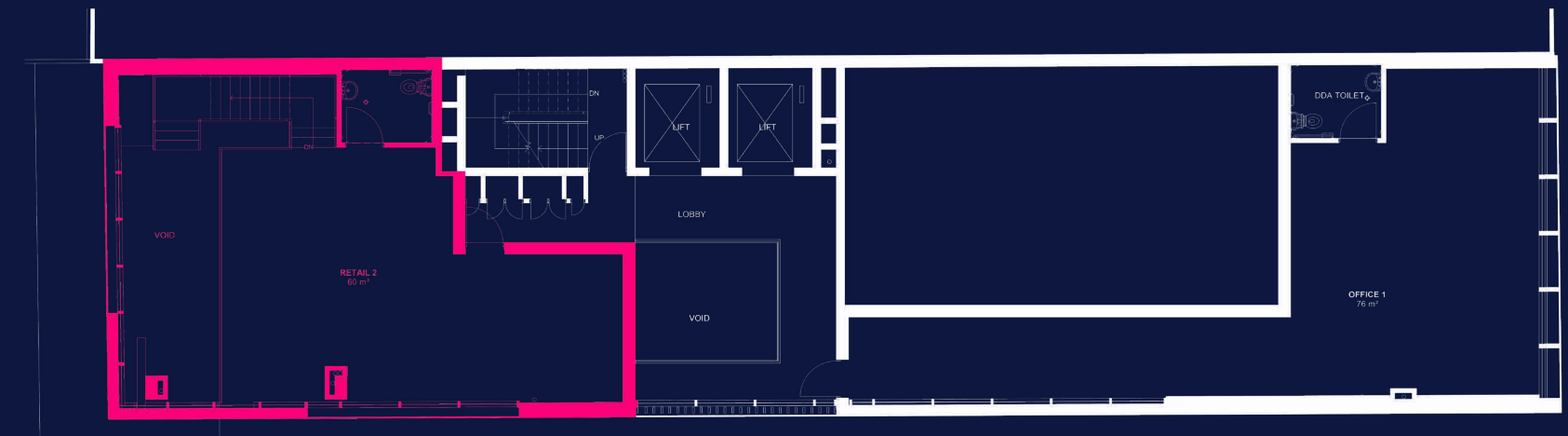
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

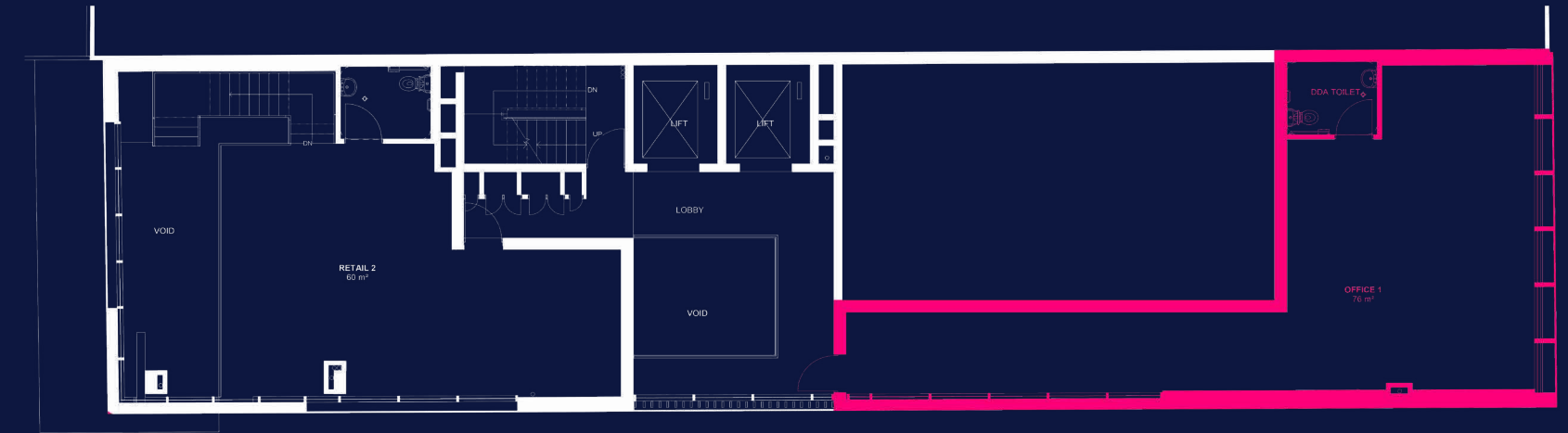
GROUND & FIRST FLOOR

441
-
443

CHURCH STREET
DEVELOPMENT PLANS
OFFICE 1



AREA
76 m²

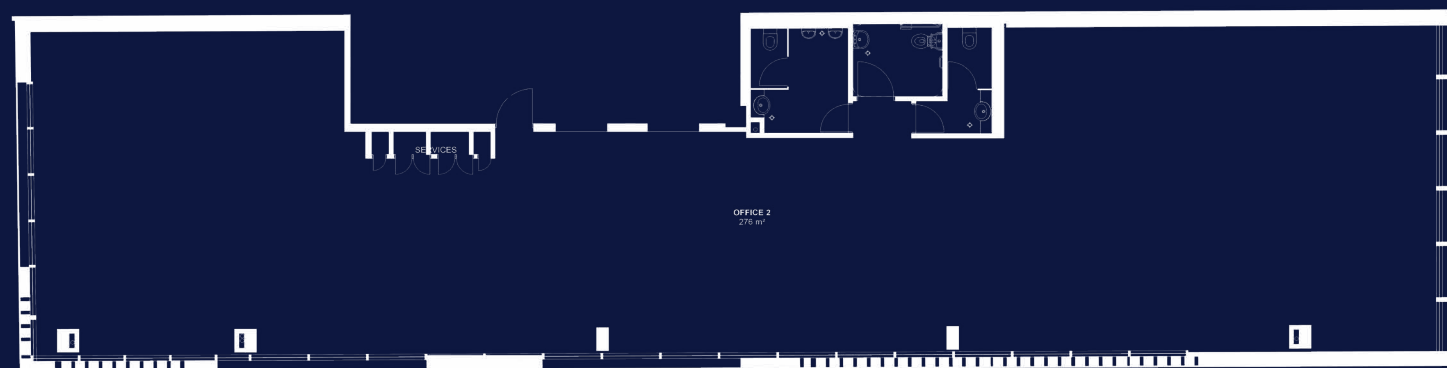


FIRST FLOOR

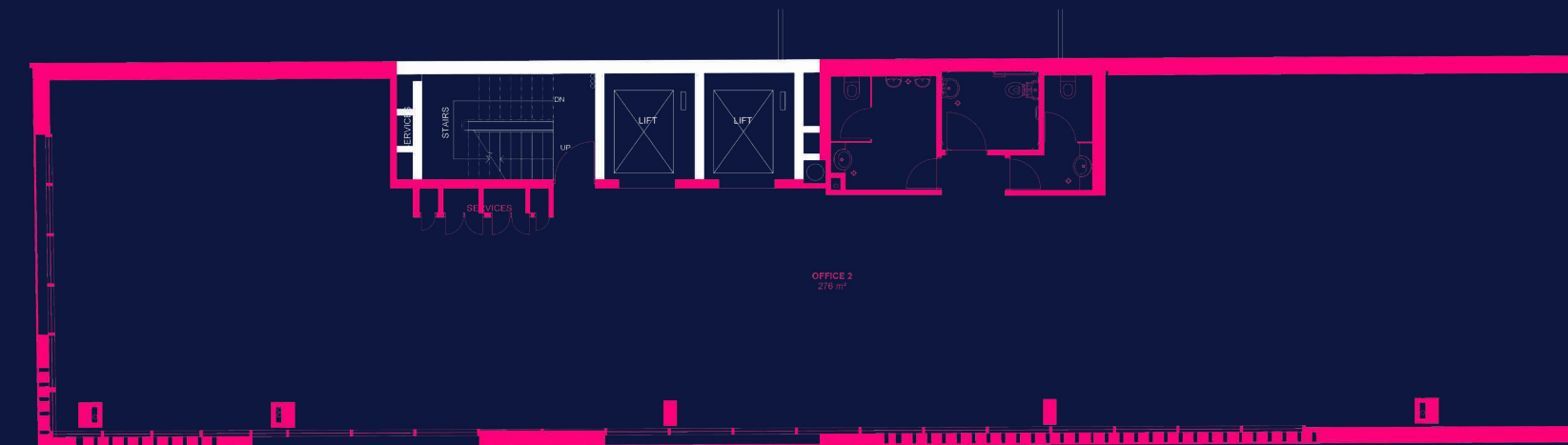
441
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443

CHURCH STREET DEVELOPMENT PLANS

OFFICE 2



AREA
276m²



SECOND FLOOR

441-443

CHURCH STREET DEVELOPMENT PLANS

OFFICE 3

OFFICE

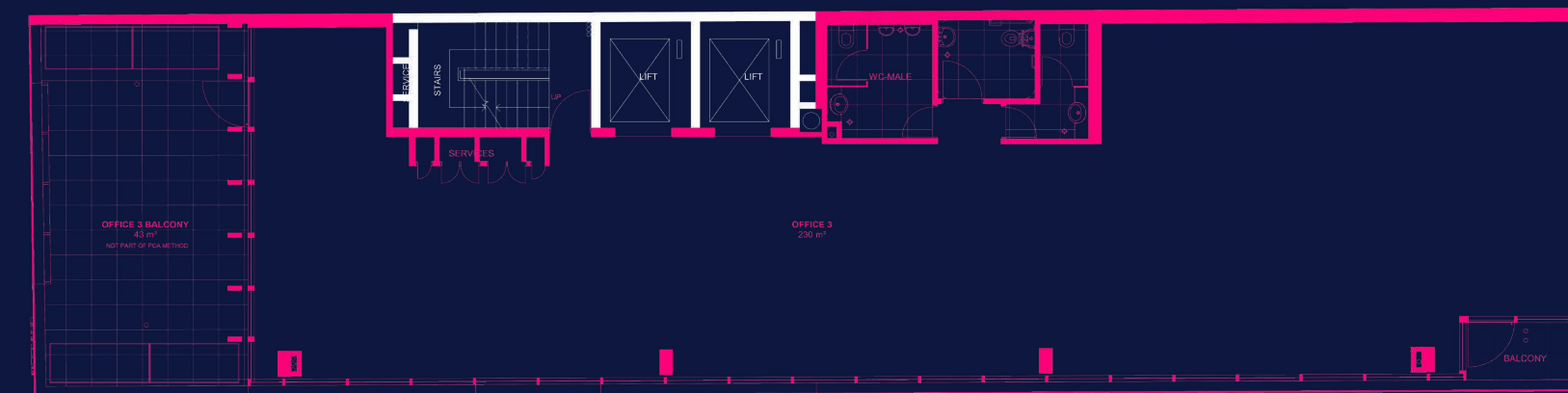
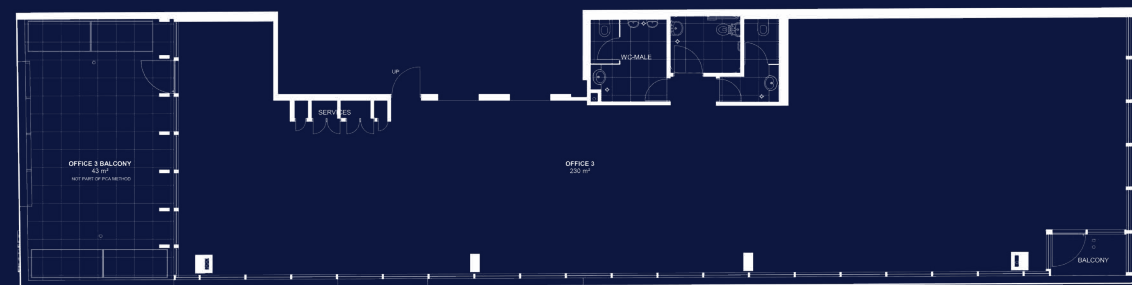
230 m²

BALCONY

43 m²

AREA

273 m²



THIRD FLOOR

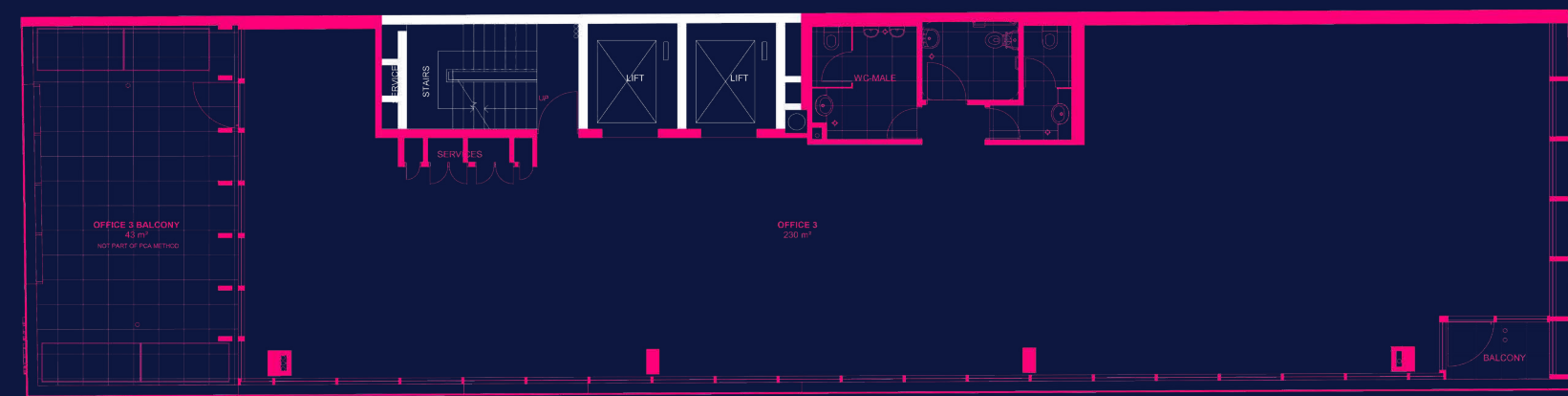
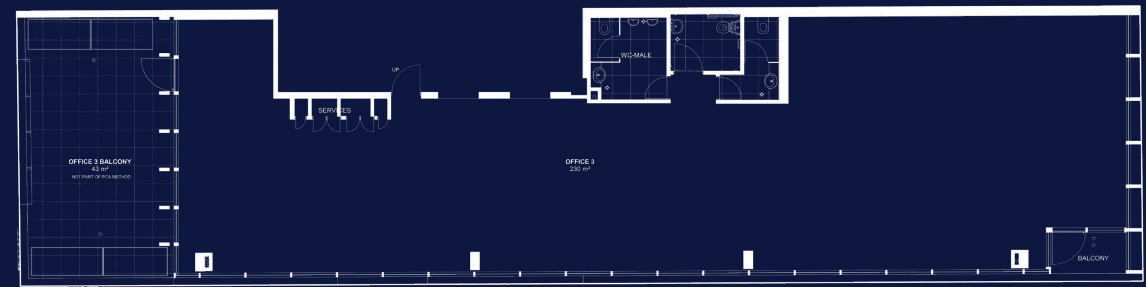
441-443

CHURCH STREET
DEVELOPMENT PLANS
OFFICE 4

OFFICE
215 m²

BALCONY
23 m²

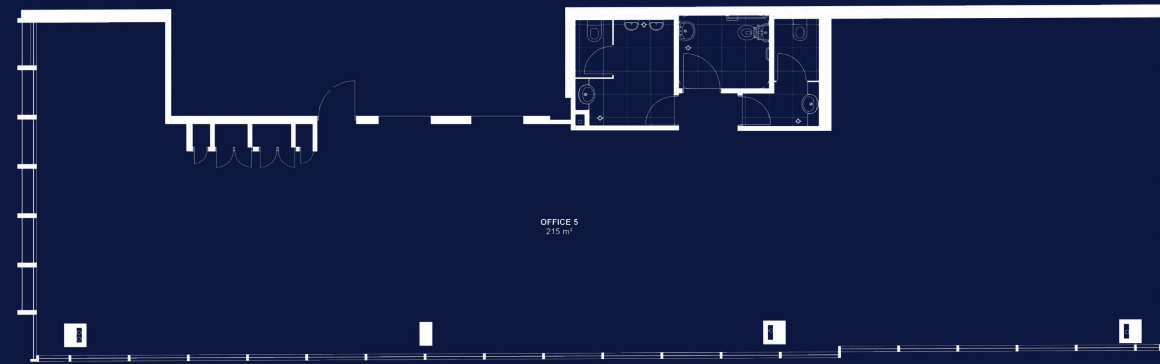
AREA
238 m²



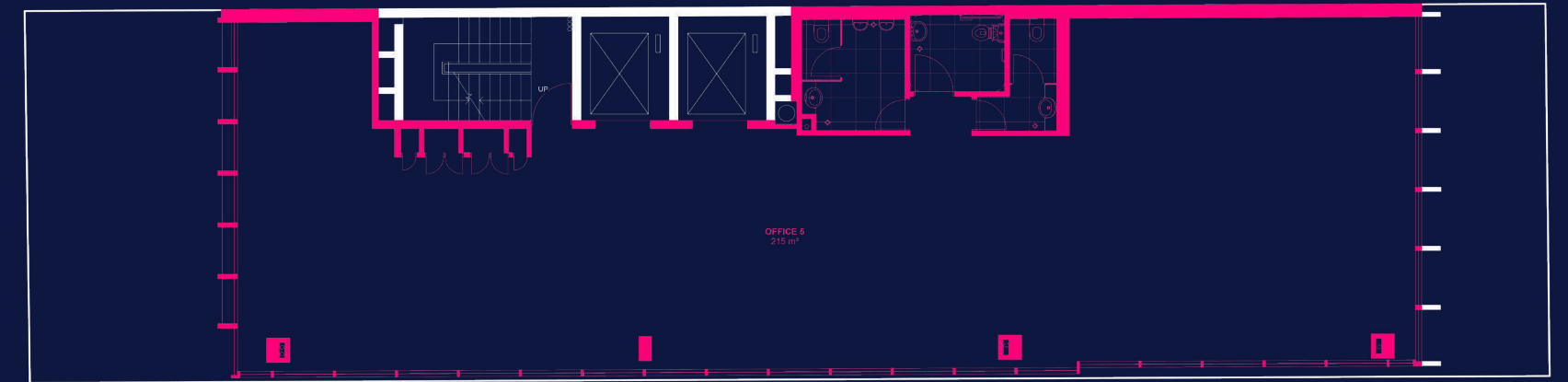
FOURTH FLOOR

441
-
443

CHURCH STREET
DEVELOPMENT PLANS
OFFICE 5



AREA
215 m²



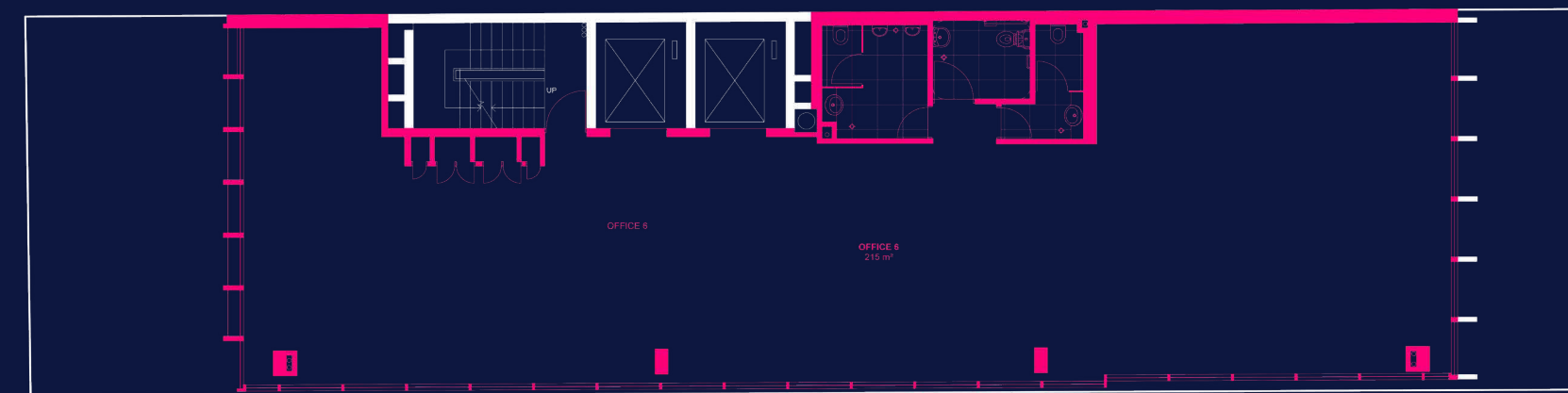
FIFTH FLOOR

441
-
443

CHURCH STREET
DEVELOPMENT PLANS
OFFICE 6



AREA
215 m²



SIXTH FLOOR

441
-
443

CHURCH STREET DEVELOPMENT PLANS ROOFTOP RETAIL

INDOOR

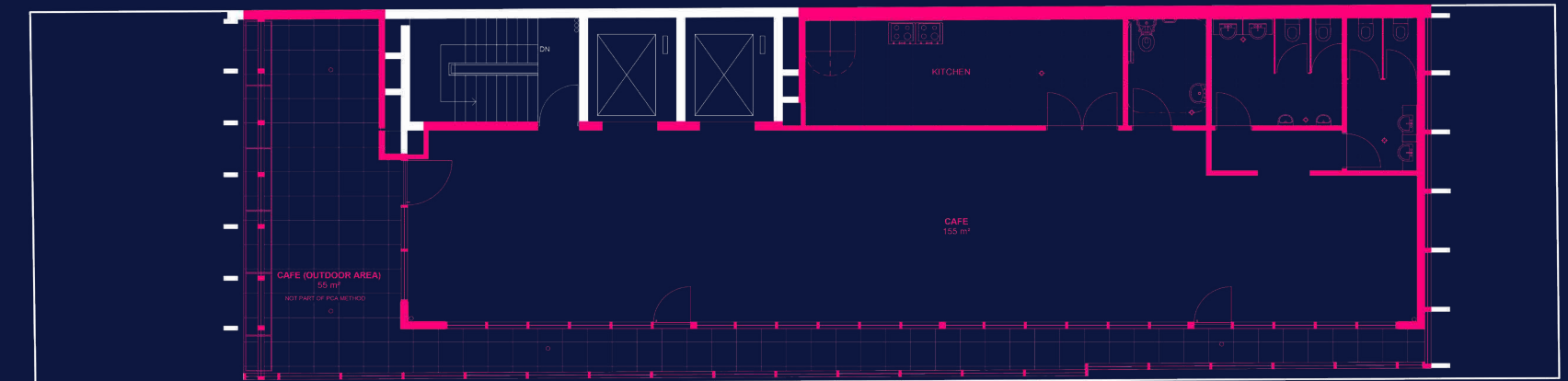
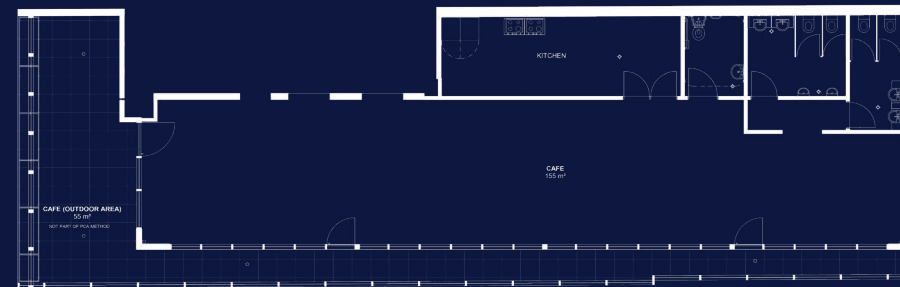
155 m²

OUTDOOR

55 m²

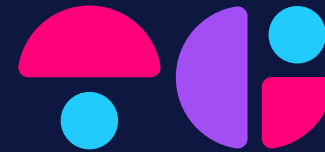
AREA

210 m²



SEVENTH FLOOR





FOUR FOUR ONE
CHURCH STREET

RICHMOND

JACK TENEKETZIS

0438 808 588

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