



ONE THREE SIX JOHNSTON STREET



FITZROY



136 JOHNSTON STREET FITZROY



SCAN FOR
WEB LISTING

Offered for Sale by Expression of Interest

INCOME	\$55,000 per annum + og's + GST
TERM	5 Years
COMMENCEMENT	1 January 2026
OPTIONS	One further term of 5 Years
REVIEWS	CPI per annum - Market at Option
SITE	183m ²
BUILDING	183m ²

VIRTUAL TOUR





Witty Member for Melbourne

Member for Melbourne

TATTOO Walk-ins

BODY PIERCING

TRUE ADDICTION BODY PIERCING

TATTOOS Walk-ins

DEAN LARRELL & CO

Universal PHYSIOTHERAPY PRACTICE UNIVERSALPRACTICE.COM.AU YOUR WELLBEING

AT THE HOUSE



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A LOCAL'S GUIDE TO FITZROY*

Fitzroy is an eclectic suburb with a rich history etched into its old pubs, 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 2026, <<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.

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.”





BRUNSWICK ST.



FARRO PIZZERIA



BLUE CHILLIES



CHINA BAR



GREENSTREET



RAMEN AKO'S



PIDAPIPÓ



RICE PAPER SCISSORS



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.





TAKE A PAGE FROM THE INVESTOR PLAYBOOK

Corner, free-standing, renovated, primary location, a long standing tenant and an owner willing to meet the market – if this doesn't read like the investor playbook, we don't know what does!

What's nearby? What isn't. Brunswick Street's a few doors down. Smith Street's up the road and Getrude Street's on the other end. You're literally boxed in by four of Melbourne's best retail strips, name a better spot!

Who's the tenant? Tried, tested and proven, they've been here since 2016 and signed a new 5 x 5 year lease early this year. The only thing more permanent is the tattoos!

136 Johnston Street is an exceptional corner building, backed by an outstanding tenant, in a phenomenal location and immediately ready for the next investor to sit back and fully capitalise.

Now ask yourself, would you rather a strata investment with capped growth, or your own coveted piece of Fitzroy with three street frontages totaling 40.1m and unlimited potential?

Featuring.

- Exceptional corner location with three street frontages totalling 40.1m frontages
- Securely leased to True Addiction Tattoo until December 2030
- Tenant has been in occupation since 2016
- Renovated and in excellent condition
- Polished concrete floor
- Site 183m²
- Building 183m²
- Rear laneway access and RSD

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



BRUNSWICK ST.



MARIOS



DEEP END PIZZA



PIZZETTE



MUKKA



NAKED FOR SATAN



LITTLE HOP



ARMARILLO



- PAPIRICA
- PUBCHA
- IDES
- WABI SABI SALON
- BOWL BOWL
- HUXTABURGER
- SHIMBASHI
- coles
- Santito
- xe om
- N-Lee Bakery Cafe
- RockSalt & Vinegar
- To be Frank
- Piccolina
- glou
- SMITH'S BISTROT
- Alimentari
- ABOVE BOARD
- TONKIN
- Belly
- ZAREH
- TRANG BAKERY CAFE
- HC
- LULU & me. cheese cakes
- ARRA
- TRIPPY TACO
- YAH YAH'S
- BLACKHEARTS & SPARROWS
- Blk & Whyte
- 102UNIQ
- NOURISH
- NORMA
- FLINT
- patagonia
- MESSINA
- MEATSMITH
- SHOP RAMEN
- Nando's
- 24/7
- woolworths
- ASSEMBLY LABEL
- nabie
- CLIMBING ANCHORS
- CHEMIST WAREHOUSE
- macpac
- UnitedCo.
- SPLINTER SOCIETY
- Officeworks



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JOHNSTON STREET LEASE

TENANT

True Addiction Tatoo Pty Ltd

TERM

5 Years from 1 January 2026

OPTION

1 Option of 5 Years

RENT

\$55,000 Per Annum plus Outgoings plus GST

SECURITY BOND

\$7,000 by way of Bank Guarantee

REVIEWS

CPI Per Annum

NOTES

Tenant has been in occupation since 2016

Total tenure at end of current term 15 Years

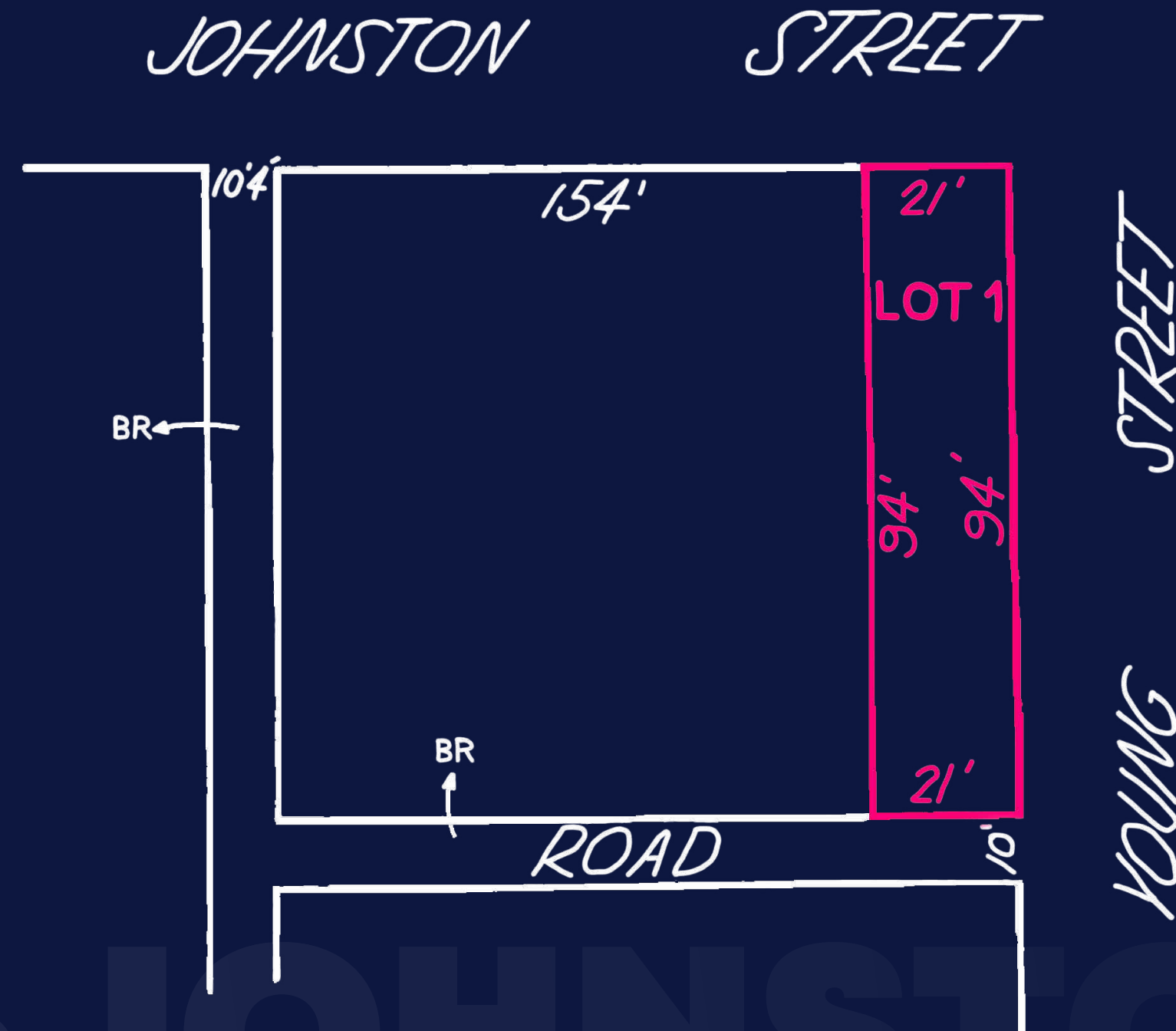




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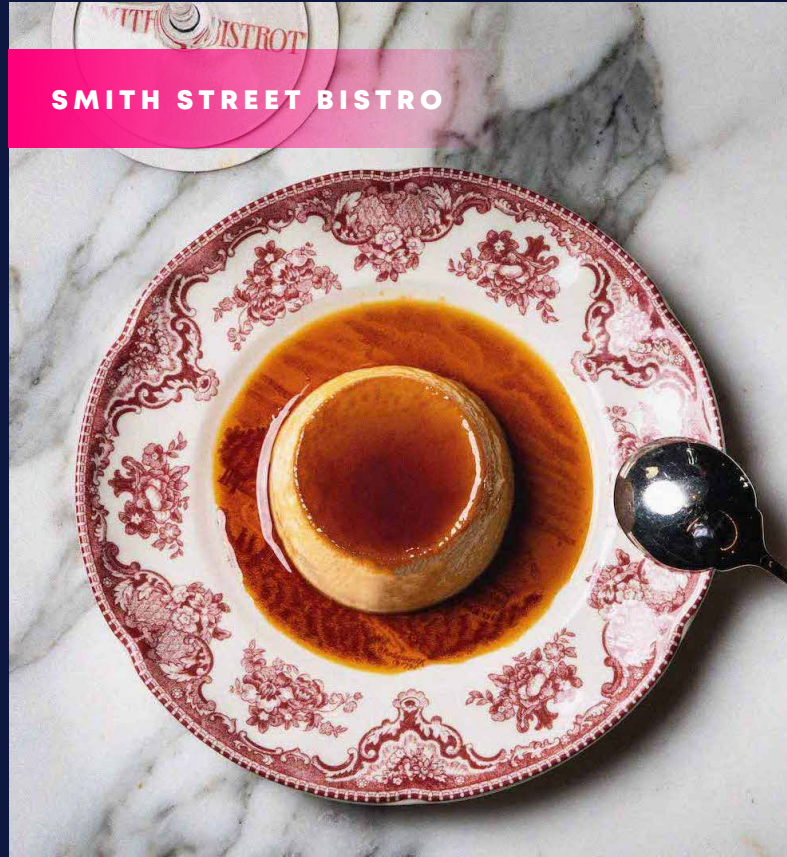
JOHNSTON STREET
TITLE

SITE
183 m²















ONE THREE SIX
JOHNSTON STREET

FITZROY

JACK TENEKETZIS

0438 808 588

ALEX TENEKETZIS

0401 555 770

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