



Gross Waddell ICR

171-173 Swan Street
Richmond



For Sale

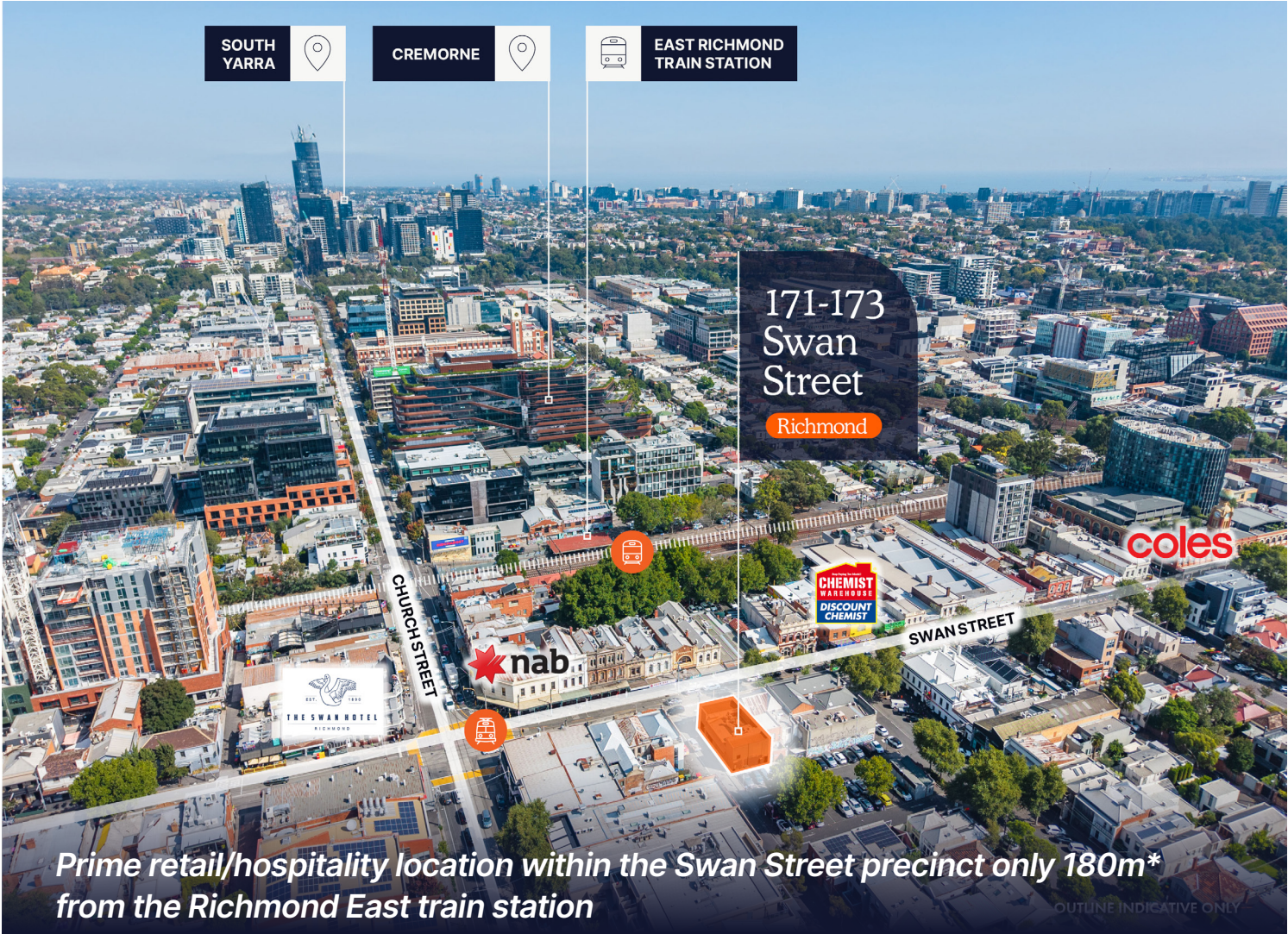
Public Onsite Auction on
Thursday 30th April at 1pm

Corner Investment

Leased to National Operator

An outstanding opportunity to secure a prominent corner retail investment in the heart of Swan Street, one of Melbourne's most tightly held and high-performing retail and hospitality precincts.

Offering exceptional exposure, strong income and a newly established long-term lease to a recognised national operator, this asset presents a compelling blue-chip investment proposition.



Key Highlights

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High-profile corner position with dual street frontage & exceptional exposure to Swan & Dickmann Streets
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Leased to Char grill Charlie's, a nationally recognised hospitality operator
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New 10-year lease providing long-term income security
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Current rental: \$115,000* per annum plus outgoings with fixed 3.5% annual rental increases
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Prominent landholding of 195sqm* (Commercial 1 Zone) allowing for future development potential (STCA)
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Building area: 178sqm*
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Council car park immediately behind the property
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Fit-out, including air-conditioning, plant & equipment, carried out in 2025 is the tenant's property

Tenancy Schedule

Tenant	Building Area*	Rental p.a.*	Lease Term	Lease Comm.	Options	Reviews
Char grill Charlie's	195sqm	\$115,000	10 years	11/07/2025	1 x 10 years	Annual 3.5%

*Approximate



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Every angle covered.



Method of Sale

For Sale via Public Onsite Auction on
Thursday 30th April 2026 at 1pm.

Sale Terms

10% Deposit and 60/90 days settlement or
by negotiation.

EXCLUSIVE SELLING AGENTS



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