



Gross Waddell ICR

171-173 Swan Street  
Richmond



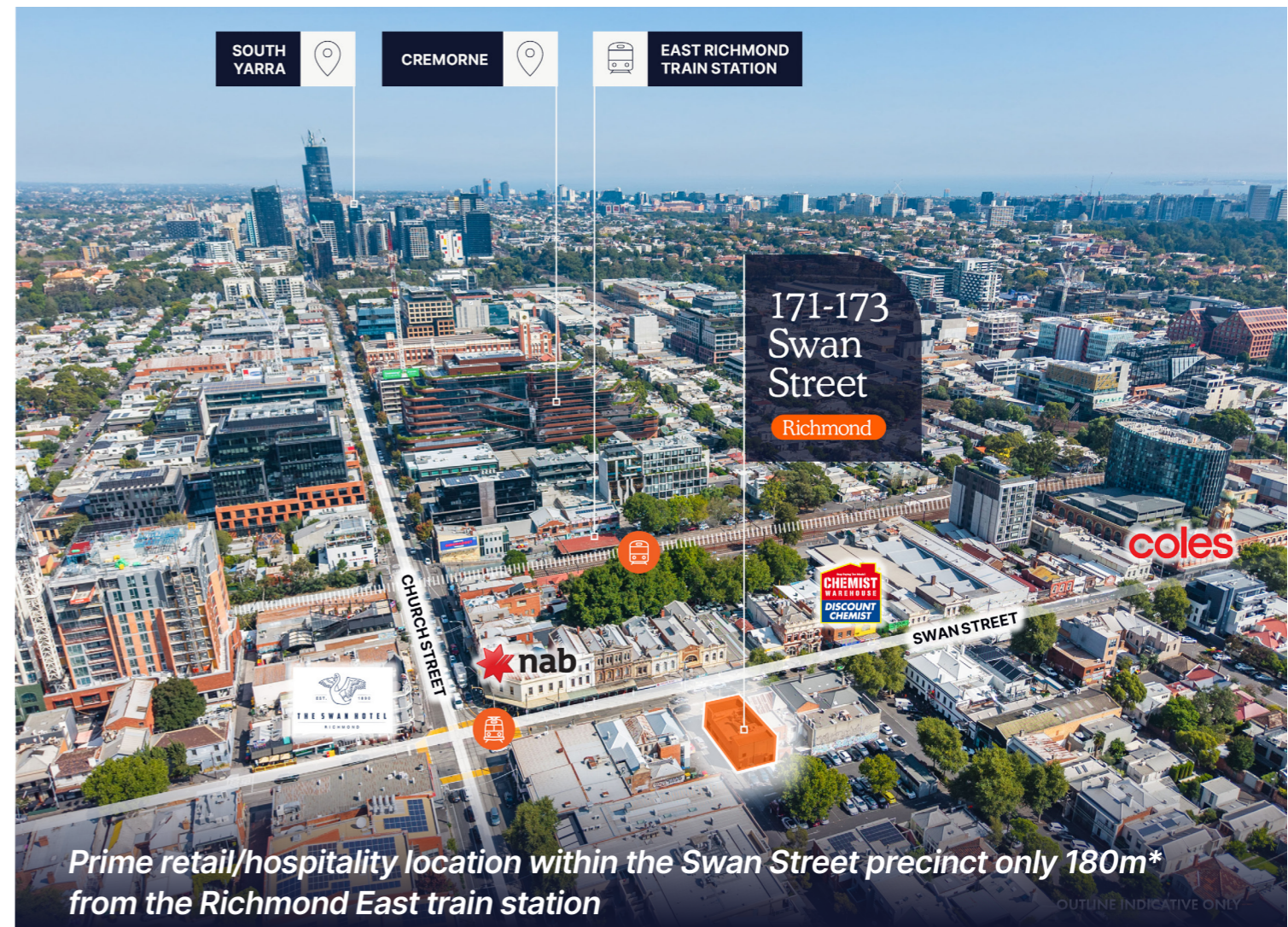
For Sale

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

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



# Gross Waddell ICR

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



**Alex Ham**  
0410 545 226  
aham@gwicr.com.au



**Barry Novy OAM**  
0408 327 275  
bnovy@gwicr.com.au

DISCLAIMER: This document has been prepared by Gross Waddell ICR for advertising and general information only. Gross Waddell ICR does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own enquiries as to the accuracy of the information. Gross Waddell ICR excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damage arising therefrom.