



For Lease

48-50 Johnston Street, Fitzroy VIC



RARE 350-CAPACITY LATE-NIGHT VENUE | PREMIER FITZROY CORRIDOR

MIGLIC DEAN are delighted to offer for lease this inner-city landmark hospitality venue. A legendary multi-level powerhouse in the heart of Fitzroy is ready for its next chapter. Boasting a coveted 350-patron capacity and a highly valuable Late-Night General Liquor Licence, this property offers unmatched scale, rich cultural history, and immense versatility in the heart of Fitzroy.

Key features include:

- > Late night (General) liquor licence (350-patron capacity)
- > Dual-level floor space featuring a front bar, main band room, and an expansive upstairs space.
- > Indoor-outdoor flow: first-floor open-air breakout terrace
- > Cool room and administrative office space
- > Ample amenities
- > Rear access via laneway
- > Zoning: Commercial 1
- > AREA: 510m2*

High-Value Value Add & Flexible Change of Use (STCA) - positioned within a flexible Commercial 1 Zone, this building is ripe for high-end hospitality reinvention or full commercial repositioning:

- > Hospitality Upgrades: Adapt the current footprint into a flagship microbrewery, premium wine bar, or a high-volume restaurant with a dedicated food service.
- > Wellness & Fitness Transformation: Capitalise on Fitzroy's booming health market. The clear-span floorplates and substantial amenities make this an ideal shell for a flagship premium gym, dynamic pilates studio, or wellness oasis, aligning perfectly with successful neighbouring fitness concepts.

Contact MIGLIC DEAN, exclusive leasing agents, for more information on this rare opportunity to secure a new lease on one of Fitzroy's finest hospitality venues.

Contract type	Lease
Property Type	Hotel/Leisure, Commercial
Price	CONTACT AGENT

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