



RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES JUNE & JULY 2024

Market Insights



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As we eye the run to the end of the year, it's good to see that commercial properties are still performing well.

June and July saw mixed-use properties and shoptops shine as investors bolstered their portfolios. The looming threat of a recession in the US was not ignored locally, with investors seizing opportunities to mitigate portfolio risk by taking on separate income streams, whether retail and office or retail and residential.

Many properties sold over the period have development upside, an advantage priced into the property sales.

While current conditions might not warrant development in the near term, those properties with the dual advantages of 'sticky' tenants plus rezoning or development approval provide investors with future opportunities when conditions are favourable.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



5/125-135A Marrickville Road,
Marrickville

Shops & Retail	\$995,000
Land sqm	N/A
Floor 114 sqm	\$8,728
Income pa	N/A
Yield	N/A



1/358a Victoria Street,
Darlinghurst

Shops & Retail	\$1,450,000
Land sqm	N/A
Floor 151 sqm	\$9,603
Income pa	\$72,100
Yield	4.97%



163 Norton Street,
Leichhardt

Shops & Retail	\$2,525,000
Land 346 sqm	\$7,298
Floor 315 sqm	\$8,016
Income pa	\$144,200
Yield	5.71%



82-84 Enmore Road,
Newtown

Shops & Retail	\$6,650,000
Land 653 sqm	\$10,184
Floor 1000 sqm	\$6,650
Income pa	\$423,294
Yield	6.37%



Level 5/88-90 Foveaux Street,
Surry Hills

Offices	\$2,800,000
Land sqm	N/A
Floor 334 sqm	\$8,383
Income pa	\$157,769
Yield	5.63%



2A Cannon Street,
Stanmore

Offices	\$5,125,000
Land 430 sqm	\$11,919
Floor 667 sqm	\$7,684
Income pa	N/A
Yield	N/A

Comments: E1 Local Centre Zoning

Marketwide Sold Assets

Properties are from all commercial agencies.



**6A Sloane Street,
Summer Hill**

Mixed Use	\$1,670,000
Land 183 sqm	\$9,126
Floor 154 sqm	\$10,844
Income pa	\$85,800
Yield	5.14%



**53 Darling Street,
Balmain East**

Mixed Use	\$1,880,000
Land 128 sqm	\$14,688
Floor 149 sqm	\$12,617
Income pa	N/A
Yield	N/A



**44 Enmore Road,
Newtown**

Mixed Use	\$2,242,000
Land 167 sqm	\$13,425
Floor 210 sqm	\$10,676
Income pa	N/A
Yield	N/A



**103-105 Oxford Street,
Darlinghurst**

Mixed Use	\$4,000,000
Land 208 sqm	\$19,231
Floor sqm	N/A
Income pa	\$125,685
Yield	3.14%

Comments: E1 Local Centre Zoning



**20-22 Fred Street,
Lilyfield**

Mixed Use	\$5,550,000
Land 603 sqm	\$9,204
Floor sqm	N/A
Income pa	\$211,923
Yield	3.82%

Comments: Development upside



**66-72 Victoria Road,
Drummoyne**

Mixed-Use	\$7,550,000
Land 961 sqm	\$7,856
Floor sqm	N/A
Income pa	N/A
Yield	N/A

Comments: Off market sale.
Development upside

Marketwide Sold Assets

Properties are from all commercial agencies.



**60 Tennyson Road,
Mortlake**

Industrial	\$2,550,000
Land 330 sqm	\$7,727
Floor 335 sqm	\$7,612
Income pa	\$97,600
Yield	3.83%

Comments: E1 Local Centre Zoning.
Development upside



**1-19 Hargrave Street,
Darlinghurst**

Industrial	\$35,500,000
Land 1489 sqm	\$23,842
Floor 3903 sqm	\$9,096
Income pa	N/A
Yield	N/A



**8 Montague Street,
Balmain**

Sites & Land	\$2,800,000
Land 300 sqm	\$9,333
Floor 300 sqm	\$9,333
Income pa	N/A
Yield	N/A

Comments: R1 General Residential
Zoning



**185 Marion Street,
Leichhardt**

Sites & Land	\$4,000,000
Land 835 sqm	\$4,790
Floor 628 sqm	\$6,369
Income pa	\$175,403
Yield	4.39%

Comments: R1 General Residential
Zoning



**6 Beeson Street,
Leichhardt**

Sites & Land	\$4,250,000
Land 633 sqm	\$6,714
Floor 225 sqm	\$18,889
Income pa	N/A
Yield	N/A



**60 Dolphin Street,
Coogee**

Accommodation	\$5,250,000
Land 488 sqm	\$10,758
Floor 412 sqm	\$12,743
Income pa	N/A
Yield	N/A

Comments: DA approval for luxury
apartments

Local experts, working for you



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About Us

Knowledge

At Ray White Commercial Sydney City Fringe we combine our knowledge of the many different communities, cultures and central business districts across Sydney's inner west and eastern suburbs to support clients with the sale, lease and management of their commercial properties. Our staff have experience owning and managing businesses within Sydney's city fringe locations – so who better to understand the needs and concerns of our clients and the associated communities.

Experience

Many of our commercial sales and leasing agents are seasoned business owners themselves, putting us in an excellent position to advise on both selling and leasing commercial property. We are often viewed by our clients as a key advisor and an extension of their business. We understand the importance of family businesses and building intergenerational wealth. Each of our commercial agents has their own unique set of strengths and areas of commercial expertise.

Building Relationships

As a hard working commercial team, we are proud that we build and maintain deep relationships with our clients; both investors and business owners across so many city fringe communities. We enjoy playing a role in bringing new establishments or business concepts to a fringe district. It's exciting to see new commercial assets or business ideas come to fruition, and in turn enhance the lifestyles of the people who live and work there.

Local & International Reach

Ray White's international stature enables us to bring offshore investors and global retailers looking to buy or lease quality commercial stock in Sydney into deals. Plus, through Ray White's residential arm, we can offer longstanding clients support with the sale or purchase of residential assets within their property portfolios. We have extensive experience in leasing shops, through to mid- to large-range retail spaces, showrooms, office buildings and industrial sites.





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Important Information

This guide contains general information only. The information in this guide is no substitute for professional advice. We encourage you to seek professional advice before making any business decisions. You should consult a suitably qualified real estate professional in person. We would obviously love the opportunity to have that conversation with you, and you can reach us at:

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