



**RWC**

# Sydney City Fringe Commercial Property

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SOLD PROPERTIES AUGUST &  
SEPTEMBER 2024

# Market Insights

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## Kristian Morris

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While we hear tales of empty shops in some Sydney City Fringe areas, this certainly doesn't mean there is no appetite for shops and retail as an investment, as proven over the past two months.

Many purchases have been by owner-occupiers who are putting their faith into their business despite the current economic issues by investing in new business space.

There have been some great sales in the last two months, with a particular stand out being the Guardian Education and Childcare building in Coogee. With a 20 year net lease, this was a great investment opportunity.

It is widely known that well-priced and well-maintained assets will always find a buyer. Commercial is currently a buoyant market for investors, with the median yield for recent sales sitting comfortably at 5.13%.

As we near the end of 2024, it's time to start thinking about next year, and the opportunities a new year will bring.

Keep in touch,  
Kristian

# Marketwide Sold Assets

Properties are from all commercial agencies.



399 Parramatta Road,  
Leichhardt

Shops & Retail	\$1,050,000
Land 114 sqm	\$9,211
Floor 120 sqm	\$8,750
Income pa	\$53,820
Yield	5.13%



553 Crown Street,  
Surry Hills

Shops & Retail	\$1,525,000
Land sqm N/A	N/A
Floor 79 sqm	\$19,304
Income pa	\$100,000
Yield	6.56%



324 Victoria Road,  
Marrickville

Shops & Retail	\$1,825,000
Land 139 sqm	\$13,129
Floor 270 sqm	\$6,759
Income pa	\$110,302
Yield	6.04%

**Comments:** Two commercial shops and two residential units



104 & 104A Swanson Street,  
Erskineville

Shops & Retail	\$2,500,000
Land 202 sqm	\$12,376
Floor 240 sqm	\$10,417
Income pa	N/A
Yield	N/A

**Comments:** Mortgagee in Possession



276 Illawarra Road,  
Marrickville

Shops & Retail	\$2,630,000
Land 271 sqm	\$9,705
Floor 160 sqm	\$16,438
Income pa	\$77,800
Yield	2.96%



267 Liverpool Road,  
Ashfield

Shops & Retail	\$4,500,000
Land 269 sqm	\$16,729
Floor 511 sqm	\$8,806
Income pa	\$162,078
Yield	3.60%

# Marketwide Sold Assets

Properties are from all commercial agencies.



95 Burwood Road,  
Burwood

Shops & Retail	\$7,850,000
Land 283 sqm	\$27,739
Floor 339 sqm	\$23,156
Income pa	\$390,865
Yield	4.98%

**Comments:** Anchored by national tenant with future dev. upside



Suite 1/4 Railway Parade,  
Burwood

Offices	\$1,750,000
Land sqm N/A	N/A
Floor 199 sqm	\$8,794
Income pa	N/A
Yield	N/A



76 Edwin Street,  
Croydon

Offices	\$2,300,000
Land 171 sqm	\$13,450
Floor 200 sqm	\$11,500
Income pa	\$110,000
Yield	4.78%



9 Glebe Street,  
Glebe

Offices	\$3,200,000
Land sqm N/A	N/A
Floor 325 sqm	\$9,846
Income pa	\$162,240
Yield	5.07%

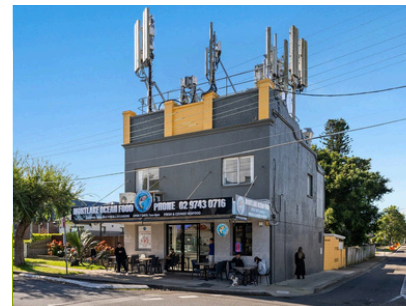
**Comments:** Possible residential conversion



50 The Boulevard,  
Strathfield

Offices	\$6,600,000
Land 214 sqm	\$30,841
Floor 539 sqm	\$12,245
Income pa	\$365,650
Yield	5.54%

**Comments:** Leased to national tenant with additional 5 year option



1 Gale Street,  
Concord

Mixed Use	\$1,250,000
Land 424 sqm	\$2,948
Floor 250 sqm	\$5,000
Income pa	N/A
Yield	N/A

# Marketwide Sold Assets

Properties are from all commercial agencies.



2-4 Johnston Street,  
Annandale

Mixed Use	\$3,800,000
Land sqm N/A	N/A
Floor 519 sqm	\$7,322
Income pa	\$248,871
Yield	6.55%

Comments: 4 x residential apartments and 3 x street-front retail outlets



128 Parramatta Road,  
Camperdown

Hotel & Leisure	\$8,800,000
Land 272 sqm	\$32,353
Floor 1500 sqm	\$5,867
Income pa	\$534,872
Yield	6.08%

Comments: Sold at replacement value



158 Moverly Road,  
Coogee

Education	\$7,210,000
Land 670 sqm	\$10,761
Floor sqm N/A	N/A
Income pa	\$330,902
Yield	4.59%

Comments: 20 year net lease plus 10 year extension option national tenant



5-13 Parsons Street,  
Rozelle

Warehouse	\$2,010,000
Land sqm N/A	N/A
Floor 198 sqm	\$10,152
Income pa	N/A
Yield	N/A



10 Rothwell Avenue,  
Concord West

Warehouse	\$3,600,000
Land 784 sqm	\$4,592
Floor 784 sqm	\$4,592
Income pa	N/A
Yield	N/A



45-49 Marrickville Road,  
Marrickville

Warehouse	\$7,000,000
Land 1350 sqm	\$5,185
Floor 1486 sqm	\$4,711
Income pa	N/A
Yield	N/A

# Marketwide Sold Assets

Properties are from all commercial agencies.



1A West Street,  
Petersham

Development	\$1,097,000
Land 133 sqm	\$8,248
Floor 126 sqm	\$8,706
Income pa	N/A
Yield	N/A



89 Balmain Road,  
Leichhardt

Development	\$3,180,000
Land 544 sqm	\$5,846
Floor sqm N/A	N/A
Income pa	\$811,200
Yield	25.51%

Comments: DA approved for 23 self contained studio apartments



39 & 39A Styles Street,  
Leichhardt

Other	\$2,680,000
Land 482 sqm	\$5,560
Floor 210 sqm	\$12,762
Income pa	N/A
Yield	N/A

Comments: Two homes in one line

# Local experts, working for you

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# About Us

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## 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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