



RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES OCTOBER 2024

Market Insights



Kristian Morris

PRINCIPAL & LICENSEE IN CHARGE

+61 411 415 297 | +61 (2) 9660 1717

kristian.morris@raywhite.com

The Sydney City Fringe commercial property market has demonstrated resilience and adaptability throughout 2024, reflecting broader economic shifts and specific regional dynamics. Characterised by its proximity to Sydney's CBD and unique blend of urban and creative precincts, this area continues to attract a mix of retail, office, and industrial tenants seeking accessible and vibrant spaces.

In the last month, there have been some standout performers, including a St Peters corner retail property and right next to St Peters Station, followed by some tightly held and modernised boarding houses. These latter are increasingly rare to come to market but they're usually snapped up quickly as they offer excellent cash flow for owners. The Annandale boarding houses boasted yields of 5.06% and 6.38%.

Over the month, two offices changed hands as did two shop tops, both of which offer investor potential. Retail premises also traded well over the month.

As we look towards 2025, we have a cautiously optimistic outlook. With further advancements in public infrastructure, such as improved transport links, and an anticipated increase in demand from sectors like tech and professional services, the City Fringe is poised to remain a sought-after area.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



5/655 King Street,
St Peters

Shops & Retail	\$1,040,000
Land 99 sqm	\$10,505
Floor 99 sqm	\$10,505
Income pa	\$71,988
Yield	6.92%



Shop 1/55 Holt Street,
Surry Hills

Shops & Retail	\$1,237,500
Land sqm	N/A
Floor 86 sqm	\$14,390
Income pa	N/A
Yield	N/A



132 Marion Street,
Leichhardt

Shops & Retail	\$1,280,000
Land 145 sqm	\$8,828
Floor 86 sqm	\$13,333
Income pa	\$84,196
Yield	6.58%



144 Commonwealth Street,
Surry Hills

Shops & Retail	\$1,350,000
Land 00 sqm	N/A
Floor 127 sqm	\$10,630
Income pa	N/A
Yield	N/A



Shop 5/88 Anzac Parade,
Kensington

Shops & Retail	\$1,900,000
Land 235 sqm	\$8,085
Floor 235 sqm	\$8,085
Income pa	N/A
Yield	N/A



44/89-97 Jones Street,
Ultimo

Offices	\$300,000
Land 74 sqm	\$4,054
Floor 96 sqm	\$5,172
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



Suite 4, 88 Mountain Street, Ultimo

Offices	\$620,000
Land 00 sqm	N/A
Floor 99 sqm	\$6,263
Income pa	N/A
Yield	N/A



78 Harris Street, Pyrmont

Mixed Use	\$2,015,000
Land 82 sqm	\$24,573
Floor 120 sqm	\$16,792
Income pa	\$125,000
Yield	N/A



278 & 280 Kingsgrove Road Kingsgrove

Mixed Use	\$2,850,000
Land 398 sqm	\$7,161
Floor 120 sqm	\$16,792
Income pa	N/A
Yield	N/A



64 Annandale Street, Annandale

Hotel & Leisure	\$2,690,000
Land 313 sqm	\$8,594
Floor 250 sqm	\$10,760
Income pa	\$171,550
Yield	6.38%



1 Johnston Street, Annandale

Hotel & Leisure	\$3,600,000
Land 450 sqm	\$8,000
Floor 300 sqm	\$9,500
Income pa	\$182,000
Yield	5.06%



1-24/24 Wisbeach Street, Balmain

Hotel & Leisure	\$12,500,000
Land 1062 sqm	\$11,770
Floor 1062 sqm	\$11,770
Income pa	\$732,160
Yield	5.86%

Marketwide Sold Assets

Properties are from all commercial agencies.



881 Punchbowl Road,
Punchbowl

Warehouse	\$2,300,000
Land 828 sqm	\$2,778
Floor 470 sqm	\$4,894
Income pa	N/A
Yield	N/A



7 Commercial Road,
Kingsgrove

Warehouse	\$2,525,000
Land 518 sqm	\$4,875
Floor 355 sqm	\$7,113
Income pa	N/A
Yield	N/A



33-35 Sydenham Road,
Marrickville

Warehouse	\$3,700,000
Land 790 sqm	\$4,684
Floor 675 sqm	\$5,481
Income pa	N/A
Yield	N/A

Local experts, working for you



Kristian Morris

PRINCIPAL

+61 411 415 297



Kamal Silwal

DIRECTOR SALES & LEASING

+61 430 322 459



Ade Sudiono

PROPERTY MANAGEMENT

+61 499 264 787



Wayne Zhang

PROPERTY MANAGEMENT

+61 406 939 595



Lilian Fitzgerald

OPERATIONS MANAGER

+61 401 817 568

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:

RWC SYDNEY CITY FRINGE

Unit 9, 198 St Johns Road Glebe, NSW 2037

Phone: +61 (2) 9660 1717

Email: commercialsf@raywhite.com

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RWC (Sydney City Fringe) (ABN 17 617 285 042).

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