



**RWC**

# Sydney City Fringe Commercial Property

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SOLD PROPERTIES NOVEMBER 2024

# Market Insights

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## Kristian Morris

PRINCIPAL & LICENSEE IN CHARGE

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

kristian.morris@raywhite.com

As the end of 2024 approaches, it is interesting to look at the current state of the commercial property market to get some ideas of what to expect in the coming year.

Suburbs such as Surry Hills, Darlinghurst, and Redfern, have become a focal point for businesses seeking cost-effective office spaces while projects like the Sydney Metro and Central Station redevelopment are improving connectivity, making the City Fringe a viable option for businesses prioritising accessibility.

In November, we saw some standout sales in the market including the historic Hub Theatre in Newtown which sold for \$25 million after being held by the same family for 58 years. Beneficially for the community, it is staying as a performance space.

Looking ahead to 2025, the Sydney City Fringe commercial property market is well-positioned for growth, driven by its affordability, infrastructure advancements, and adaptability to changing business needs. While economic challenges persist, strategic investments and a focus on tenant-friendly features will ensure the area remains a compelling alternative to the Sydney CBD in 2025 and beyond.

Keep in touch,  
Kristian



# Marketwide Sold Assets

Properties are from all commercial agencies.



**Shop 2/88 Anzac Parade,  
Kensington**

Shops & Retail	\$990,000
Land sqm N/A	Rate/sqm N/A
Floor 205 sqm	Rate/sqm \$4,829
Income pa	N/A
Yield	N/A



**14 Northumberland Avenue,  
Stanmore**

Shops & Retail	\$1,750,000
Land 190 sqm	Rate/sqm \$9,211
Floor 190 sqm	Rate/sqm \$9,211
Income pa	\$74,400
Yield	4.25%



**104 & 104A Swanson Street,  
Erskineville**

Shops & Retail	\$1,870,000
Land 202 sqm	Rate/sqm \$9,257
Floor 240 sqm	Rate/sqm \$7,792
Income pa	N/A
Yield	N/A



**39/26-32 Pirrama Road,  
Pyrmont**

Offices	\$2,200,000
Land sqm N/A	Rate/sqm N/A
Floor 170 sqm	Rate/sqm \$12,941
Income pa	N/A
Yield	N/A



**27 Moore Street,  
Leichhardt**

Offices	\$2,900,000
Land 416 sqm	Rate/sqm \$6,971
Floor 668 sqm	Rate/sqm \$4,341
Income pa	N/A
Yield	N/A



**Level 7, 451 Pitt Street,  
Sydney**

Offices	\$6,800,000
Land sqm N/A	Rate/sqm N/A
Floor 1068 sqm	Rate/sqm \$6,367
Income pa	N/A
Yield	N/A



# Marketwide Sold Assets

Properties are from all commercial agencies.



27 Floss Street,  
Hurlstone Park

Mixed Use	\$1,820,000
Land 253 sqm	Rate/sqm \$7,194
Floor 312 sqm	Rate/sqm \$5,833
Income pa	N/A
Yield	N/A



1-4/58 Clarendon Road,  
Stanmore

Hotel & Leisure	\$3,535,000
Land 503 sqm	Rate/sqm \$7,028
Floor sqm N/A	Rate/sqm N/A
Income pa	\$135,200
Yield	3.82%



27 Church Street,  
Camperdown

Hotel & Leisure	\$3,750,000
Land 210 sqm	Rate/sqm \$17,857
Floor 183 sqm	Rate/sqm \$20,492
Income pa	\$178,100
Yield	4.75%



7-13 Bedford Street,  
Newtown

Hotel & Leisure	\$25,000,000
Land 664 sqm	Rate/sqm \$37,651
Floor 1000 sqm	Rate/sqm \$25,000
Income pa	N/A
Yield	N/A



1/1A Brompton Street,  
Marrickville

Warehouse	\$1,960,000
Land 331 sqm	Rate/sqm \$5,921
Floor 289 sqm	Rate/sqm \$6,782
Income pa	\$74,160
Yield	3.78%



39-43 Shepherd Street,  
Marrickville

Warehouse	\$4,950,000
Land 717 sqm	Rate/sqm \$6,904
Floor 717 sqm	Rate/sqm \$6,904
Income pa	N/A
Yield	N/A



# Marketwide Sold Assets

Properties are from all commercial agencies.



**30 Gibbens Street,  
Camperdown**

Warehouse	\$6,500,000
Land 311 sqm	Rate/sqm \$20,900
Floor 720 sqm	Rate/sqm \$9,028
Income pa	N/A
Yield	N/A



**6-10 Rich Street,  
Marrickville**

Warehouse	\$24,000,000
Land 3654 sqm	Rate/sqm \$6,568
Floor 3594 sqm	Rate/sqm \$6,678
Income pa	N/A
Yield	N/A



**1 Ann Street,  
Surry Hills**

Sites & Land	\$1,500,000
Land 79 sqm	Rate/sqm \$18,987
Floor sqm N/A	Rate/sqm N/A
Income pa	N/A
Yield	N/A



**1-4/143 Croydon Road,  
Croydon**

Sites & Land	\$3,115,000
Land 652 sqm	Rate/sqm \$4,778
Floor 652 sqm	Rate/sqm \$4,778
Income pa	N/A
Yield	N/A



**98-100 Wentworth Road &  
9-11 Oxford Street, Burwood**

Sites & Land	\$6,050,000
Land 968 sqm	Rate/sqm \$6,250
Floor sqm N/A	Rate/sqm N/A
Income pa	\$174,200
Yield	2.88%



**462 New Canterbury Road,  
Dulwich Hill**

Sites & Land	\$1,955,000
Land 423 sqm	Rate/sqm \$4,621.75
Floor 423 sqm	Rate/sqm \$4,621.75
Income pa	N/A
Yield	N/A

# Marketwide Sold Assets

Properties are from all commercial agencies.



**14 Chalder Avenue,  
Marrickville**

Industrial	\$3,000,000
Land 817 sqm	Rate/sqm \$3,672
Floor 710 sqm	Rate/sqm \$4,225
Income pa	N/A
Yield	N/A



**1-7 Moore Street,  
Leichhardt**

Industrial	\$8,400,000
Land 1600 sqm	Rate/sqm \$5,250
Floor 1545 sqm	Rate/sqm \$5,437
Income pa	N/A
Yield	N/A



**23 Barr Street,  
Balmain**

Other	\$5,900,000
Land 573 sqm	Rate/sqm \$10,297
Floor 573 sqm	Rate/sqm \$10,297
Income pa	N/A
Yield	N/A



# Local experts, working for you

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**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

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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:

**RWC SYDNEY CITY FRINGE**

Unit 9, 198 St Johns Road Glebe, NSW 2037

Phone: +61 (2) 9660 1717

Email: [commercialsf@raywhite.com](mailto:commercialsf@raywhite.com)

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

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