



**RWC**

# Sydney City Fringe Commercial Property

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SOLD PROPERTIES APRIL 2025

# Market Insights

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Sydney's City Fringe commercial real estate market continues to demonstrate resilience and adaptability amidst evolving economic conditions. The area remains a focal point for investors and occupiers seeking dynamic, well-connected urban environments.

April saw several significant transactions within the City Fringe, including the sale of a converted warehouse sitting on 360 square metres in Paddington, underscoring the area's investment appeal.

The ongoing interest from both domestic and international investors suggests a competitive market landscape. Properties offering value-add opportunities, such as those suitable for refurbishment or redevelopment, are particularly sought after, reflecting a strategic approach to capitalising on the area's growth potential.

Looking ahead, the Sydney City Fringe commercial real estate market is poised for continued growth, supported by strong occupier demand, infrastructure developments, and a focus on sustainability.

As businesses adapt to new working models and prioritise location and amenity, the City Fringe is well-positioned to capture a significant share of leasing and investment activity in the coming months.

Keep in touch,  
Kristian

# Marketwide Sold Assets

Properties are from all commercial agencies.



**444 Stoney Creek Road,  
Kingsgrove**

Shops & Retail	\$1,500,000
Land 234 sqm	\$6,410
Floor 300 sqm	\$5,000
Income pa	\$56,180
Yield	3.75%



**550 Parramatta Road,  
Petersham**

Shops & Retail	\$1,650,000
Land 134 sqm	\$12,313
Floor sqm	N/A
Income pa	N/A
Yield	N/A



**1A Palmer Lane,  
Darlinghurst**

Shops & Retail	\$3,360,000
Land 137 sqm	\$24,526
Floor sqm	N/A
Income pa	N/A
Yield	N/A

**Comments:** Converted warehouse currently used for commercial purpose – R1 Zoning



**105-109 Parramatta Road,  
Camperdown**

Shops & Retail	\$4,900,000
Land 544 sqm	\$9,007
Floor 972 sqm	\$5,041
Income pa	\$340,000
Yield	6.94%



**10 Shirlow Street,  
Marrickville**

Warehouse	\$1,800,000
Land 278 sqm	\$6,475
Floor 218 sqm	\$8,257
Income pa	N/A
Yield	N/A



**17 Fitzroy Street,  
Marrickville**

Warehouse	\$2,600,000
Land 324 sqm	\$8,025
Floor 300 sqm	\$8,667
Income pa	N/A
Yield	N/A

**Comments:** Flexible lease terms for future upside to renovate, redevelop or occupy

# Marketwide Sold Assets

Properties are from all commercial agencies.



**33 Shirlow Street,  
Marrickville**

Warehouse	\$2,850,000
Land 493 sqm	\$5,781
Floor 617 sqm	\$4,619
Income pa	N/A
Yield	N/A



**Unit 4, 5-13 Parsons Street,  
Rozelle**

Warehouse	\$3,250,000
Land sqm	N/A
Floor 556 sqm	\$5,845
Income pa	\$175,000
Yield	5.38%



**22 Bennett Street,  
Burwood**

Development Sites	\$3,070,000
Land 556 sqm	\$5,522
Floor sqm	N/A
Income pa	N/A
Yield	N/A



**82 & 84 City Road,  
Chippendale**

Development Sites	\$4,070,000
Land 422 sqm	\$9,645
Floor sqm	N/A
Income pa	N/A
Yield	N/A



**1-9 Cardigan Street,  
Stanmore**

Development Sites	\$5,300,000
Land 1080 sqm	\$4,907
Floor sqm	N/A
Income pa	N/A
Yield	N/A



**102 Percival Road,  
Stanmore**

Mixed Use	\$1,562,000
Land 171 sqm	\$9,135
Floor 154 sqm	\$10,143
Income pa	\$81,000
Yield	5.19%

Comments: Two DA-approved Boarding Houses

# Marketwide Sold Assets

Properties are from all commercial agencies.



**22A Canberra Street,  
Randwick**

Mixed Use	\$2,215,000
Land 178 sqm	\$12,444
Floor sqm	N/A
Income pa	N/A
Yield	N/A



**583 Crown Street,  
Surry Hills**

Mixed Use	\$2,500,000
Land 120 sqm	\$20,833
Floor 250 sqm	\$10,000
Income pa	N/A
Yield	N/A



**4 Grainger Avenue,  
Ashfield**

Other	\$3,025,000
Land 417 sqm	\$7,254
Floor sqm	N/A
Income pa	N/A
Yield	N/A

Comments: Semi-detached mixed use. Ground floor physiotherapist leased for \$24k gross a year. Ground floor studio apt and separate 2 bed apt on the first floor. Both residences on a hold over basis



**3-5 Caledonia Street,  
Paddington**

Other	\$9,200,000
Land 352 sqm	\$26,136
Floor 360 sqm	\$25,556
Income pa	N/A
Yield	N/A

Comments: Converted warehouse currently used for commercial purpose – R2 Zoning

# Local experts, working for you

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RAYWHITECOMMERCIALSYDNEYCITYFRINGE.COM

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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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