

A photograph of the Sydney City Fringe area, featuring modern high-rise apartment buildings in the foreground, the Sydney Harbour Bridge in the middle ground, and the Sydney city skyline with the Sydney Tower Eye in the background. The RWC logo is overlaid in the top right corner.

RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES JULY 2025

Market Insights



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The Sydney City Fringe commercial property market has continued to demonstrate resilience, with recent sales activity reflecting both investor confidence and the enduring appeal of this tightly held precinct.

Demand remains particularly strong for well-located retail spaces, mixed-use assets, and industrial conversions, driven by a combination of low vacancy rates, solid rental returns, and the area's ongoing transformation through infrastructure upgrades.

July sales were healthy with 22 properties changing hands. Interestingly, most of the properties were character-filled properties, many of which were of the reliable 'shop top' type that offer dual income streams to investors.

We're now also beginning to see properties slated for development in line with the aspirations of the Inner West Council's Our Fairer Future plan for transit-oriented development. While land sizes of development properties have been modest, investors are looking to the future with possibly further purchases in the immediate vicinity.

Overall, the latest sales data reinforces the view that this market offers robust long-term value for well-informed investors.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



**100 Elliott Street,
Balmain**

Offices	\$1,400,000
Land sqm	N/A
Floor 217 sqm	\$6,452
Income pa	N/A
Yield	N/A



**148 Foveaux Street,
Surry Hills**

Offices	\$7,000,000
Land 375 sqm	\$18,667
Floor 467 sqm	\$14,989
Income pa	N/A
Yield	N/A



**366 Darling Street,
Balmain**

Offices	\$9,500,000
Land 443 sqm	\$21,445
Floor 752 sqm	\$12,633
Income pa	N/A
Yield	N/A



**2 Strathfield Sq.
Strathfield**

Offices	\$11,500,000
Land 474 sqm	\$24,262
Floor 474 sqm	\$24,262
Income pa	N/A
Yield	N/A



**6 Crinan Street,
Hurlstone Park**

Shops & Retail	\$1,540,000
Land 152 sqm	\$10,132
Floor 150 sqm	\$10,267
Income pa	\$63,645
Yield	4.13%



**97 Enmore Road,
Newtown**

Shops & Retail	\$1,740,000
Land 145 sqm	\$12,000
Floor 170 sqm	\$10,235
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**61 Georges River Road,
Croydon Park**

Shops & Retail	\$1,815,000
Land 207 sqm	\$8,768
Floor 235 sqm	\$7,723
Income pa	\$91,936
Yield	5.07%



**408-410 King Street,
Newtown**

Shops & Retail	\$3,650,000
Land 306 sqm	\$11,928
Floor 233 sqm	\$15,665
Income pa	\$169,787
Yield	4.65%



**66A Burwood Road,
Burwood**

Shops & Retail	\$4,317,500
Land 257 sqm	\$16,800
Floor 257 sqm	\$16,800
Income pa	118,785
Yield	2.75%



**48 Burwood Road,
Burwood**

Shops & Retail	\$6,460,000
Land 409 sqm	\$15,795
Floor 409 sqm	\$15,795
Income pa	N/A
Yield	N/A



**133 Great North Road,
Five Dock**

Shops & Retail	\$8,500,000
Land 253 sqm	\$33,597
Floor 560 sqm	\$15,179
Income pa	\$480,833
Yield	5.66%



**335-341 Glebe Point Road,
Glebe**

Shops & Retail	\$8,700,000
Land 617 sqm	\$14,100
Floor 894 sqm	\$9,732
Income pa	\$451,874
Yield	5.19%

Marketwide Sold Assets

Properties are from all commercial agencies.



**18 Fitzroy Street,
Marrickville**

Warehouse	\$2,498,800
Land 240 sqm	\$10,412
Floor 285 sqm	\$8,768
Income pa	N/A
Yield	N/A



**711 Parramatta Road,
Leichhardt**

Warehouse	\$2,850,000
Land 683 sqm	\$4,173
Floor 515 sqm	\$5,534
Income pa	N/A
Yield	N/A



**11 Fitzroy Street,
Marrickville**

Warehouse	\$4,800,000
Land 642 sqm	\$7,477
Floor 750 sqm	\$6,400
Income pa	N/A
Yield	N/A



**56 Railway Road,
Sydenham**

Sites & Land	\$1,870,000
Land 306 sqm	\$6,111
Floor 137 sqm	\$13,650
Income pa	N/A
Yield	N/A



**103-105 Parramatta Road,
Haberfield**

Sites & Land	\$3,500,000
Land 1344 sqm	\$2,604
Floor sqm	N/A
Income pa	N/A
Yield	N/A



**39A Elizabeth Bay Road,
Elizabeth Bay**

Hotel/Leisure	\$8,000,000
Land 183 sqm	\$43,716
Floor 890 sqm	\$8,989
Income pa	\$438,542
Yield	5.48%

Marketwide Sold Assets

Properties are from all commercial agencies.



13 Addison Road Road,
Marrickville

Mixed Use	\$1,730,000
Land 130 sqm	\$13,308
Floor 160 sqm	\$10,813
Income pa	N/A
Yield	N/A



351-353 King Street,
Newtown

Mixed Use	\$6,480,000
Land sqm	N/A
Floor 436 sqm	\$14,862
Income pa	\$407,620
Yield	6.29%



1 Arundel Street,
Glebe

Other	\$2,400,000
Land 225 sqm	\$10,667
Floor 230 sqm	\$10,435
Income pa	N/A
Yield	N/A

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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