

A photograph of the Sydney City Fringe area, featuring a dense cluster of modern high-rise apartment buildings in the foreground. Behind them, the iconic steel arch of the Sydney Harbour Bridge is visible, with the Sydney Tower Eye rising in the background against a clear sky. Several Australian flags are flying from poles on the bridge. A semi-transparent grey rectangle in the top right corner contains the 'RWC' logo.

RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES MAY 2026

Market Insights



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Over the past few months we've noticed an uptick in properties for sale packaged as development opportunities. This is likely in anticipation of the proposed changes flagged in the recent Federal Budget and as a reaction to new LMR zoning under the Transit Oriented Development plan.

May was also the month for properties coming on the market after long hold periods. A King St Newtown property last changed hands 100 years ago while a Lewisham property came to the market for the first time in 55 years.

Shop tops continue to hold their own as investment vehicles with some recent properties offering up to three or more income streams, increasingly important in today's climate.

Finally, a new owner snapped up a real steal in a high-clearance Leichhardt warehouse with showroom and corporate office space. These types of properties rarely come to market and rarely so close to the city.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



**Suite 1, 47-51 Lilyfield Road,
Rozelle**

Offices	\$1,024,100
Land 104 sqm	\$9,847
Floor 146 sqm	\$7,014
Income pa	N/A
Yield	N/A



**1/112 Majors Bay Road,
Concord**

Offices	\$1,540,000
Land N/A sqm	N/A
Floor 134 sqm	\$11,493
Income pa	N/A
Yield	N/A



**Suite 9, Level 2, 1-17 Elsie
Street, Burwood**

Offices	\$1,963,500
Land N/A sqm	N/A
Floor 259 sqm	\$7,581
Income pa	N/A
Yield	N/A



**2/174 Liverpool Road,
Enfield**

Shops & Retail	\$450,000
Land 73 sqm	\$6,164
Floor 50 sqm	\$9,000
Income pa	N/A
Yield	N/A



**Shop/18-20 Buckland Street,
Chippendale**

Shops & Retail	\$460,000
Land N/A sqm	N/A
Floor 65 sqm	\$7,077
Income pa	N/A
Yield	N/A



**15/8 Quay Street,
Haymarket**

Shops & Retail	\$1,430,000
Land N/A sqm	N/A
Floor 53 sqm	\$26,981
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**137 Concord Road,
North Strathfield**

Shops & Retail	\$1,550,000
Land 183 sqm	\$8,470
Floor 183 sqm	\$8,470
Income pa	N/A
Yield	N/A



**555a King Street,
Newtown**

Shops & Retail	\$1,551,000
Land 133 sqm	\$11,662
Floor 178 sqm	\$8,713
Income pa	N/A
Yield	N/A



**6 King Street,
Newtown**

Shops & Retail	\$1,680,000
Land 126 sqm	\$13,333
Floor 114 sqm	\$14,737
Income pa	N/A
Yield	N/A



**349 Concord Road,
Concord West**

Shops & Retail	\$1,787,500
Land N/A sqm	N/A
Floor 165 sqm	\$10,833
Income pa	N/A
Yield	N/A



**112 Victoria Road,
Drummoyne**

Shops & Retail	\$2,400,000
Land 294 sqm	\$8,163
Floor 243 sqm	\$9,877
Income pa	N/A
Yield	N/A



**24 Victoria Street,
Lewisham**

Shops & Retail	\$2,540,000
Land 322 sqm	\$7,888
Floor 220 sqm	\$11,545
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**147 St Johns Road,
Glebe**

Shops & Retail	\$2,690,000
Land 196 sqm	\$13,724
Floor 225 sqm	\$11,956
Income pa	N/A
Yield	N/A



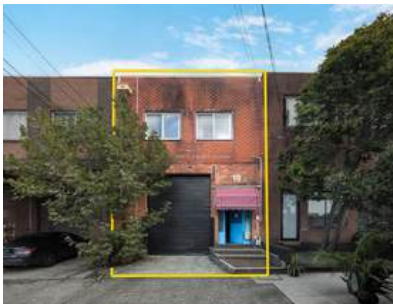
**10-12 Egan Street,
Newtown**

Hotel & Leisure	\$10,425,000
Land 383 sqm	\$27,219
Floor 475 sqm	\$21,947
Income pa	N/A
Yield	N/A



**Apartment/38 Grove Street,
Lilyfield**

Other	\$3,900,000
Land 478 sqm	\$8,159
Floor 457 sqm	\$8,534
Income pa	N/A
Yield	N/A



**18 Farr Street,
Marrickville**

Industrial	\$2,450,000
Land 233 sqm	\$10,515
Floor 310 sqm	\$7,903
Income pa	N/A
Yield	N/A



**32 McCauley Street,
Alexandria**

Industrial	\$4,051,000
Land 462 sqm	\$8,768
Floor 443 sqm	\$9,144
Income pa	N/A
Yield	N/A



**48-50 Moore Street,
Leichardt**

Industrial	\$27,500,000
Land 4700 sqm	\$5,851
Floor 5793 sqm	\$4,604
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**189 Victoria Road,
Drummoyne**

Development	\$2,500,000
Land 399 sqm	\$6,266
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



**27 Cavell Avenue,
Rhodes**

Development	\$3,850,000
Land 689 sqm	\$5,588
Floor 174 sqm	\$22,126
Income pa	N/A
Yield	N/A



**15 Homebush Road,
Strathfield**

Development	\$4,625,000
Land 809 sqm	\$5,717
Floor N/A sqm	N/A
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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