

A photograph of the Sydney City Fringe area, featuring modern residential and commercial buildings in the foreground, the Sydney Harbour Bridge in the middle ground, and the Sydney Tower Eye and other skyscrapers in the background. The sky is clear and blue.

RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES JUNE 2026

Market Insights



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June delivered an interesting mix of commercial property sales across Sydney's city fringe, including several unusual assets with strong adaptive reuse potential. A former electrical substation and historic Quaker meeting house stood out for their character, scale and flexibility.

Shop-top properties also remained a highlight, led by a Newtown offering combining retail space with three separate residences and multiple income streams.

Suburban office and retail activity held steady, with sales recorded across Glebe, Drummoyne, Rozelle, Five Dock, Newtown, Ashfield, Marrickville and Ultimo. The breadth of transactions reflected the continued resilience of established suburban commercial markets.

Looking ahead, we expect activity to build through the second half of the year as more owners prepare assets for spring campaigns. Well-located properties with secure income, flexible use and clear value-add potential are likely to remain the most sought after, while buyers continue to assess opportunities carefully.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



**10/203-211 Great North Road,
Five Dock**

Offices	\$680,000
Land N/A sqm	N/A
Floor 105 sqm	\$6,476
Income pa	N/A
Yield	N/A



**8/50-62 Victoria Road,
Drumroyne**

Offices	\$1,200,000
Land N/A sqm	N/A
Floor 180 sqm	\$6,667
Income pa	N/A
Yield	N/A



**Suite 7/1 Brent Street,
Rozelle**

Offices	\$2,100,000
Land N/A sqm	N/A
Floor 219 sqm	\$9,589
Income pa	N/A
Yield	N/A



**119-123 Devonshire Street,
Surry Hills**

Offices	\$4,800,000
Land 356.9 sqm	\$13,449
Floor 559 sqm	\$8,587
Income pa	N/A
Yield	N/A



**73-75 MacArthur Street,
Ultimo**

Shops & Retail	\$825,000
Land 176 sqm	\$4,688
Floor 176 sqm	\$4,688
Income pa	N/A
Yield	N/A



**Shop/ 94 King Street,
Newtown**

Shops & Retail	\$1,133,000
Land N/A sqm	N/A
Floor 145 sqm	\$7,814
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**185 Liverpool Road,
Ashfield**

Shops & Retail	\$1,380,000
Land 177 sqm	\$7,797
Floor 165 sqm	\$8,364
Income pa	N/A
Yield	N/A



**98 Ramsay Street,
Haberfield**

Shops & Retail	\$1,600,000
Land 208 sqm	\$7,692
Floor 150 sqm	\$10,667
Income pa	N/A
Yield	N/A



**559 & 561 King Street,
Newtown**

Shops & Retail	\$3,075,000
Land 333 sqm	\$9,234
Floor 440 sqm	\$6,989
Income pa	N/A
Yield	N/A



**263 Kingsgrove Road,
Kingsgrove**

Shops & Retail	\$4,250,000
Land 771 sqm	\$5,512
Floor 429 sqm	\$9,907
Income pa	N/A
Yield	N/A



**94 Beattie Street,
Balmain**

Hotel	\$6,500,000
Land 645 sqm	\$10,078
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



**103A Parramatta Road,
Annandale**

Hotel	\$6,950,000
Land 803 sqm	\$8,655
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**247-253 Broadway,
Glebe**

Hotel	\$19,000,000
Land 828 sqm	\$22,947
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



**590 Parramatta Road,
Croydon**

Warehouse	\$3,570,000
Land 2259 sqm	\$1,580
Floor 1074 sqm	\$3,324
Income pa	N/A
Yield	N/A



**12-14 Sloane Street,
Marrickville**

Warehouse	\$5,360,000
Land 635 sqm	\$8,441
Floor 650 sqm	\$8,246
Income pa	N/A
Yield	N/A



**183 St Johns Road,
Forest Lodge**

Development Sites	\$810,000
Land 119 sqm	\$6,807
Floor 105 sqm	\$7,714
Income pa	N/A
Yield	N/A



**287 Glebe Point Road,
Glebe**

Other	\$2,650,000
Land 197 sqm	\$13,452
Floor 203 sqm	\$13,054
Income pa	\$105,000
Yield	3.96%

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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