

A photograph of the Sydney City Fringe area, featuring modern apartment 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. A semi-transparent grey box in the top right corner contains the RWC logo.

RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES AUGUST 2026

Market Insights



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August was another month where buyers looked beyond presentation and focused firmly on potential.

Across the Sydney city fringe, several of the properties that changed hands were bought for what they could become rather than what they are today. Pubs and shop tops attracted interest for their conversion potential, while one warehouse offered the flexibility to become anything from an art gallery or creative workspace to a mixed-use property with residences above.

Dual-income opportunities remain particularly attractive, and buyers are showing a clear appetite for properties where there is scope to reposition, convert or add value, subject to council approval. In many cases, the development or adaptive reuse potential is proving just as important as the existing income stream.

Location is also playing a major role. Growth corridors continue to stand out, whether driven by transport-oriented development around areas such as Homebush or the ongoing gentrification of suburbs such as Summer Hill.

The prevailing theme is clear: buyers are prepared to look past polish when the underlying property, location and future possibilities stack up.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



22/99 Moore Street,
Leichhardt

Offices	\$555,000
Land N/A sqm	N/A
Floor 51 sqm	\$10,882
Income pa	N/A
Yield	N/A



Suite 2.02, 76A Edinburgh
Road, Marrickville

Offices	\$635,000
Land N/A sqm	N/A
Floor 60 sqm	\$10,583
Income pa	\$38,713
Yield	6.10%



Suite 4/56-60 The Boulevard,
Strathfield

Offices	\$675,000
Land N/A sqm	N/A
Floor 61 sqm	\$11,066
Income pa	N/A
Yield	N/A



7 Blackfriars Street,
Chippendale

Offices	\$2,900,000
Land 89 sqm	\$32,584
Floor 240 sqm	\$12,083
Income pa	N/A
Yield	N/A



364 Darling Street & 1 Little
Darling Street, Balmain

Shop top	\$3,700,000
Land 224 sqm	\$16,518
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



241 Addison Road,
Marrickville

Shops & Retail	\$1,750,000
Land 196 sqm	\$8,929
Floor 230 sqm	\$7,609
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



**308 Victoria Road,
Marrickville**

Shops & Retail	\$1,750,000
Land 188 sqm	\$9,309
Floor 277 sqm	\$6,318
Income pa	\$77,832
Yield	4.45%



**Australia Post, 1 & 2/21
Enmore Road, Newtown**

Shops & Retail	\$3,050,000
Land 196 sqm	\$15,561
Floor 196 sqm	\$15,561
Income pa	\$192,432
Yield	6.31%



**14-20 Lackey Street,
Summer Hill**

Shops & Retail	\$6,680,000
Land 834 sqm	\$8,010
Floor 460 sqm	\$14,522
Income pa	N/A
Yield	N/A



**Arncliffe Central/161-173
Princes Highway, Arncliffe**

Shops & Retail	\$37,000,000
Land N/A sqm	N/A
Floor 3718 sqm	\$9,952
Income pa	N/A
Yield	N/A



**49-51 Hutchinson Street,
St Peters**

Warehouse	\$2,500,000
Land 374 sqm	\$6,684
Floor 441 sqm	\$5,669
Income pa	N/A
Yield	N/A



**24 Queen Street,
Chippendale**

Warehouse	\$4,000,000
Land 144 sqm	\$27,778
Floor 390 sqm	\$10,256
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



37 Powell Street,
Homebush

Factory & Industrial	\$1,425,000
Land 508 sqm	\$2,805
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



56 Cave Road,
Strathfield

Development Sites	\$2,000,000
Land 512 sqm	\$3,906
Floor 1046 sqm	\$1,912
Income pa	N/A
Yield	N/A



1 New Canterbury Road,
Petersham

Hotel	\$4,200,000
Land 734 sqm	\$5,722
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



305-311 Balmain Road,
Lilyfield

Hotel	\$5,000,000
Land 934 sqm	\$5,353
Floor 934 sqm	\$5,353
Income pa	N/A
Yield	N/A



1-17/15-27 Reynolds Street,
Balmain

Other	\$11,000,000
Land N/A sqm	N/A
Floor 2586 sqm	\$4,254
Income pa	\$684,216
Yield	6.22%

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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