

Sydney City Fringe Commercial Property

SOLD PROPERTIES SEPTEMBER 2026

Market Insights



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September delivered several significant commercial property transactions across Sydney's City Fringe, demonstrating continued buyer interest in well-located assets despite a more selective investment environment.

Among the month's standout sales were 42–46 Meeks Road, Marrickville, which achieved $10.7 million; 89–91 Parramatta Road, Camperdown, at $9.6 million; and 1–7 Moorgate Street, Chippendale, at $6.45 million. Together, these three transactions highlight the substantial capital still circulating through Sydney's city fringe commercial property market.

Across the broader market, conditions remain mixed but encouraging. Industrial property continues to demonstrate resilience, supported by demand for well-positioned assets and constrained land supply. Investor interest is also returning to selected retail and office opportunities, although higher borrowing costs and tighter financing conditions are keeping buyers focused on asset quality, income security and long-term potential.

As we approach the final months of 2026, we expect transaction activity to remain selective, with realistically priced properties and those offering strong fundamentals best positioned to attract competition.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



333/49-51 Queens Road, Five Dock

Offices	$370,000
Land N/A sqm	N/A
Floor 56 sqm	$6,607
Income pa	$28,428
Yield	7.68%



131/85 Reynolds Street, Balmain

Offices	$668,181
Land N/A sqm	N/A
Floor 82 sqm	$8,149
Income pa	N/A
Yield	N/A



Suite 25/330 Wattle Street, Ultimo

Offices	$800,000
Land N/A sqm	N/A
Floor 139 sqm	$5,755
Income pa	N/A
Yield	N/A



25 Lyons Road, Drummoyne

Offices	$4,040,000
Land 449 sqm	$8,998
Floor 565 sqm	$7,150
Income pa	$301,202
Yield	7.46%



1-7 Moorgate Street, Chippendale

Offices	$6,450,000
Land 323 sqm	$20,000
Floor 580 sqm	$11,121
Income pa	N/A
Yield	N/A



Shop 106, 3 Mungo Scott Place, Summer Hill

Shops & Retail	$594,500
Land 112 sqm	$5,308
Floor 73 sqm	$8,144
Income pa	$36,000
Yield	6.06%

Marketwide Sold Assets

Properties are from all commercial agencies.



9/2-12 Glebe Point Road, Glebe

Shops & Retail	$780,000
Land N/A sqm	N/A
Floor 32 sqm	$24,375
Income pa	N/A
Yield	N/A



13 Ramsay Road, Five Dock

Shops & Retail	$1,340,000
Land 183 sqm	$7,322
Floor 183 sqm	$7,322
Income pa	N/A
Yield	N/A



669 Darling Street, Rozelle

Shops & Retail	$1,500,00
Land 190 sqm	$7,895
Floor 194 sqm	$7,732
Income pa	$140,000
Yield	9.33%



Shop 2/646 Harris Street, Ultimo

Shops & Retail	$1,760,000
Land N/A sqm	N/A
Floor 169 sqm	$10,414
Income pa	$163,909
Yield	9.31%



89-91 Parramatta Road, Camperdown

Shops & Retail	$9,600,000
Land 809 sqm	$11,867
Floor 855 sqm	$11,228
Income pa	N/A
Yield	N/A



112 Balmain Road, Leichardt

Shops & Retail	$5,775,000
Land 755 sqm	$7,649
Floor N/A sqm	N/A
Income pa	$288,000
Yield	4.99%

Marketwide Sold Assets

Properties are from all commercial agencies.



22 Grosvenor Crescent, Summer Hill

Hotel/Leisure	$2,700,000
Land 343 sqm	$7,872
Floor N/A sqm	N/A
Income pa	$170,000
Yield	6.30%



19-21 Albert Road, Strathfield

Development Sites	$4,160,000
Land 638 sqm	$6,520
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



D1/161 Arthur Street, Homebush West

Warehouse	$1,130,000
Land 189 sqm	$5,979
Floor 163 sqm	$6,933
Income pa	$75,000
Yield	6.64%



42-46 Meeks Road, Marrickville

Warehouse	$10,700,000
Land 2049 sqm	$5,222
Floor 1053 sqm	$10,161
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.

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.

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.

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.





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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