

Raine&Horne.[®] Commercial

SURRY HILLS
Shop 1&2/37 Foster Street

244 sqm

1 

Two Strata Retail Shops Offered In One Line.

Price on Application

Raine & Horne Commercial Parramatta proudly presents Shop 1 & 2 / 37 Foster Street, Surry Hills NSW – a rare dual-income retail investment within a modern mixed-use development (approx. 25 years old), ideally positioned in one of Sydney’s most dynamic inner-city precincts.

Offering genuine versatility, the property allows you to occupy Shop 1 while collecting income from Shop 2, or hold both as a secured long term investment in a proven capital-growth corridor. Surry Hills continues to attract premium occupiers from the hospitality, wellness and creative sectors, supported by affluent demographics and unrivalled accessibility.


Investors and owner-occupiers alike will be acquiring a well-presented retail asset in a high-trade precinct surrounded by established anchors and hospitality landmarks. The property features an open-plan design with premium finishes, basement parking and generous storage. Investors benefit from a secure long-term income stream with future growth potential, while owner-occupiers gain a ready-to-occupy, high-visibility base in one of Sydney’s most tightly held city-fringe markets.

Property Highlights

Property ID	L29894352
Property Type	Retail
Building / Floor Area	244
Car Spaces	1

AGENT

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- Two strata shops offered in one line – total 244 sqm* Building area.
- Shop 1 – 169 sqm* • Shop 2 – 75 sqm*
- Zoned MU1 – Mixed Use (Sydney LEP 2012)
- Total income of \$103,212 p.a. + GST (gross)
- Shop 1 leased to Mar 2026 (no further options) – ideal for future occupation
- Shop 2 leased to Aug 2027 with two 3-year options and market reviews at each term
- Wide glass corner frontage with strong pedestrian exposure opposite popular cafés
- Kitchen & bathroom facilities to each shop
- 3 m* ceilings, polished concrete floors and ducted air-conditioning throughout
- Secure basement car space plus additional storage areas both on grade and at basement

Demographic Strength

- Population 15,829* residents (2021 Census)^
- Median weekly household income \$2,308 (2021 Census)^
- 45.9% of residents employed in professional roles (2021 Census)^

Location Snapshot

- Elizabeth Street – 50 m* – Key arterial link connecting CBD and Eastern Suburbs.
- Pellegrino 2000, Nomad, Firedoor – 150 m* – Acclaimed dining institutions attracting high-spending local and destination clientele.
- Crown Street Retail & Dining Precinct – 200 m* – Bustling café and boutique strip driving steady pedestrian trade.
- Central Station – 300 m* – Australia's 2nd busiest transport hub with over 45 million train passengers per year^.
- Prince Alfred Park – 350 m* – Major green space with pool, tennis courts and recreation amenity.
- Rydges, Oaks, Backpackers, Metro, Meriton, Vibe and Ibis Hotels – within 500 m* – Over 2,200 rooms collectively supporting strong visitor and corporate trade.

For Sale via Public Auction

10:30 am, Thursday 27 November 2025

Raine & Horne Commercial National Auction Event

For further information or to arrange an inspection:

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*Approximate

^<https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL13714>

#<https://anguskidman.show/2024/04/05/sydney-railway-station-statistics-2023/>