

kellys

# Commercial Insights March 2020



# Hello Autumn



**A rich history within our community. We've got the Inner West covered.**

At Kellys Property, we pride ourselves on our rich history. Our family of agents have been a prominent force in local real estate for more than 120 years. We have continued to grow our market over the years and expand our expertise into new areas so we can better service our clients, all the while retaining a truly local perspective.

Our committed team of smart, energetic professionals know the advantage of working together, offering our clients the stability, commitment and high degree of personalised service and shared knowledge which goes along with such an intimate level of involvement and ownership. We're an innovative, dynamic, technologically advanced full service agency which upholds a reputation for honesty, reliability and integrity.

Our understanding of the subtle nuances and evolving cultural identities of the individual suburbs within our region is an important element in our success and longevity. Importantly, we are also deeply engaged with local charities, community endeavours, schools and businesses.

**Cary Giezekamp**

Managing Director  
cary@kellys.com.au  
9568 0717

**David Giezekamp**

Director & Senior Auctioneer  
david@kellys.com.au  
0413 11 77 99





## Emmanuel Zinopoulos

Director of Commercial Property Management

Since 1995, Emmanuel has been managing the Kellys Commercial Property Management division. He is highly skilled in every facet of commercial, retail and industrial property management and leasing and has accumulated a level of local area knowledge and expertise rarely found in the industry.

Emmanuel specialises in the Inner West and Inner City area and enjoys the diversity of clients and properties he manages. Constantly striving to provide his customers with great results, he continually exceeds their expectations and takes pride in his ability to manage mutual and often complex goals and objectives in the leasing and management of the commercial properties.

Emmanuel is a licensed real estate agent and has been recognised for his superior customer service skills. He enjoys spending time with his family and is proud to be a part of the supportive team at Kellys.

[emmanuel@kellys.com.au](mailto:emmanuel@kellys.com.au)  
0412 232 420



## Michael Loupis

Commercial Property Manager & Leasing Executive

Michael is an energetic and down to earth member of the Kellys Property team. As a licensed agent Michael has previous commercial property experience working with clients such as Dymocks, Meriton and Westfield. Michael has graduated from Western Sydney University with a Bachelor of Business, majoring in Property.

Being from the Inner West, Michael has local knowledge of the area, he appreciates the Kellys location due to the strong retail presences and proximity to the CBD, and the high foot traffic of the area. Michael is also a member of the Sydney University soccer football club, linking him to the community through his passion of Soccer.

[michael@kellys.com.au](mailto:michael@kellys.com.au)  
0424 323 323

# Latest rental properties on the market



6 Collins Street Alexandria

Building size	80sqm
For Lease	\$50,000 PA
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



338-356 Mitchell Road Alexandria

Building size	272sqm
For Lease	Price on Application
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



242 Coogee Bay Road Coogee

Building size	156sqm
For Lease	Price on Application
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



195 Enmore Road Enmore

Building size	83sqm
For Lease	\$57,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



Shop 3/65 Erskineville Road Erskineville

Building size	58sqm
For Lease	\$44,500 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



381A Glebe Point Road Glebe

Building size	70sqm
For Lease	\$29,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



32 Glebe Point Road Glebe

Building size	120sqm
For Lease	\$60,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



35B Ross Street Glebe

Building size	68sqm
For Lease	\$28,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



# Latest rental properties on the market



124 Norton Street Leichhardt

Building size	55sqm
For Lease	\$26,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



205/1 Erskineville Road Newtown

Building size	70sqm
For Lease	\$35,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



207/1 Erskineville Road Newtown

Building size	62sqm
For Lease	\$32,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



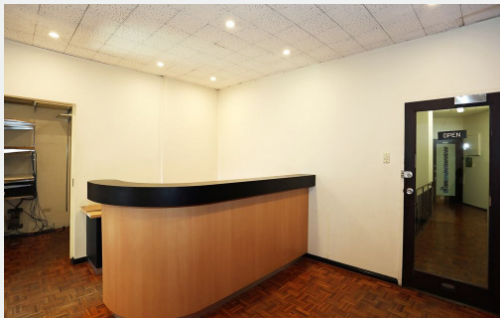
88 King Street Newtown

Building size	250sqm
For Lease	Price on Application
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



Shop 165 King Street Newtown

Building size	120sqm
For Lease	Price on Application
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



Suite 5/333 King Street Newtown

Building size	38sqm
For Lease	\$18,000 GROSS PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



420 King Street Newtown

Building size	162sqm
For Lease	\$90,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



Shop 5, 480 King Street Newtown

Building size	35sqm
For Lease	\$24,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420

# Latest rental properties on the market



Shop 6/503 King Street Newtown

Building size	55sqm
For Lease	\$50,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



Shop 25/301 Stanmore Rd Petersham

Building size	162sqm
For Lease	\$30,000 PA + GST
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420



Ground 626 Crown Street Surry Hills

Building size	60sqm
For Lease	\$26,000 + GST (First Year)
Michael Loupis	0424 323 323
Emmanuel Zinopoulos	0412 232 420





Our team has hit the ground running in January and have noticed a change in momentum from the commercial property market. A recent article was released by Commercial Real Estate and Domain detailing 3 trends predicted for the the 2020 market.

Number 1: Easier Access to Capital - coupled with lower interest rates. With this, we are predicting an increase in owner-occupiers especially within the office and retail sector as seen towards the end of 2019.

Number 2: Offshore investment is predicted to increase with favourable exchange rates expected in

addition to political stability. A State and federal election in 2019 most certainly created a stand-off atmosphere from much of the market in the previous year.

Number 3: New stock to hit Sydney – especially in Sydney's CBD. With the CBD Light Rail project at its tail end, further offerings are expected to be released to the public – definitely in Sydney's office sector. Other areas such as Sydney, North Sydney and Parramatta are also expected to flourish over the next time frame, with Sydney's Inner West also showing signs of improvement.

This year marks Kellys

Newtown's 113th year of operation, an astonishing achievement for the brand. We are super excited for the year ahead, and as always, feel free to contact us should you require any property related information. All the best for 2020.

**Michael Loupis**  
Commercial Property  
Manager & Leasing Executive  
0424 323 323

## 195 Enmore Road Enmore

### Ready to Occupy & Highly Exposed

Located in the midst of Enmore's established entertainment precinct, surrounded by an eclectic mix of commercial and retail operators, this adaptive space has been primed, refreshed and is now ready to occupy. It is now ready to occupy with minimal fitout and would make the ideal space for retail, light food or creative suite with direct frontage to Enmore's major thoroughfare.

Commercial Sale	
Auction	Thu 2 Apr 10:30am
Price Guide	Contact Agent
Open Times	Fri 12-12:30pm
Building Size	256sqm
Chris Albrecht	0413 483 125

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## 32/23 Norton Street Leichhardt

### Boutique Food Approved Retail Space

Newly renovated and uniquely designed throughout and presented in immaculate condition, this commercial ground level property offers close access to Sydney CBD and presents an excellent business opportunity for a start up, established catering or retail food business.

Commercial Sale	
For Sale	\$480,000
View by Appointment	
Council Rates	\$161pq
Potential Rental	\$500pw & \$28,600pa
Alan Cohen	0412 888 622

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## 624-626 Crown Street Surry Hills

### Amazing Investment Opportunity

Located on the ever popular Crown Street Surry Hills and offered to the market for the first time in 39 years. 626 Crown Street was built around the turn of the century and presents one of the best version of strip shopping in one of Sydney's iconic suburbs.

Commercial and Residential Sale	
For Sale	Price on application
View by Appointment	
Building Area	129sqm
Chris Albrecht	0413 483 125

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