



107-113 Crown Street DARLINGHURST, NSW

A prime freehold building in a premium inner-city location

Mercer Property presents 107-113 Crown Street, Darlinghurst to the market for sale by public auction.

A landmark warehouse style property in a prominent city-fringe location, this building has been home to the renowned gym operator since 1978. Listed for sale with a short-term remaining on the lease, this represents an extraordinary opportunity for an astute buyer to reposition the property into a high-quality mixed-use building with the added potential of unlocking additional floor space and significant value (STCA).

Key Investment highlights

- + Large 1,827sqm* building with further upside (STCA)
- + Land area 768.8sqm*
- + 2.5:1 Floor space ratio
- + B4 mixed use zoning
- + Height limit 18m
- + Flexible floor plates
- + Ability to significantly revise rental
- + Passing income (Aug 2026 expiry)
- + Substantial building in excellent city fringe location

*Approximately

Type : Offices
Building Size : 1827.00 m2

Tom Speakman

0412 891 330

Matt Davoren

0410 488 437