



Norwood, 12/94 Fullarton Road

High Quality City Fringe Investment

Auction Location: 12/94 Fullarton Road, Norwood

LJ Hooker Commercial Adelaide is proud to present to the market, 12/94 Fullarton Road, Norwood for sale via Public Auction on-site, Friday 06/09/2024 at 11:00 a.m.

The property presents an opportunity for owner occupiers or investors to purchase a ground floor commercial unit in this award winning mixed use development. Situated on Fullarton Road, a major thoroughfare with high visibility and easy access. Flexible layout options that can be tailored to meet the needs of different businesses, including offices, retail spaces, or service-oriented business (STCC). The property comes with 6 on-site car parks.

Located on the corner of Fullarton Road and William Street the property commands fantastic exposure along one of Adelaide's most prominent office and showroom precincts.

For Sale
Please Call

Building Area
215sqm

Contact
Mark Tettis
0433 139 892
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Mario Bonomi
0412 080 993
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Adelaide
(08) 8232 8844

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The property is located just minutes to the Adelaide CBD and a short stroll to the popular cafe and dining precinct of The Parade.

Key Selling Points:

- *Lettable area 215 sqm*
- *Great street exposure
- *Signage and branding opportunity
- *On-site parking for up to 6 cars (with three in the basement)*
- *19,900* cars passing daily
- *Zoned Suburban Business
- *Offered with Vacant Possession
- *Zero Stamp Duty in South Australia

Open inspection times:

20/08/2024 between 12:00 p.m. and 12:30 p.m.

27/08/2024 between 12:00 p.m. and 12:30 p.m.

06/09/2024 between 10:30 a.m. and 11:00 a.m. (prior to the auction)

For Sale via Public Auction on-site Friday 06/09/2024 at 11:00 a.m.

For further information contact Mark Tettis 0433 139 892 or Mario Bonomi 0412 080 993

*Approximate

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 231 015



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More About this Property

Property ID	89WH94
Property Type	Offices
Building Area	215 m ²

Mark Tettis 0433 139 892

Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

Mario Bonomi 0412 080 993

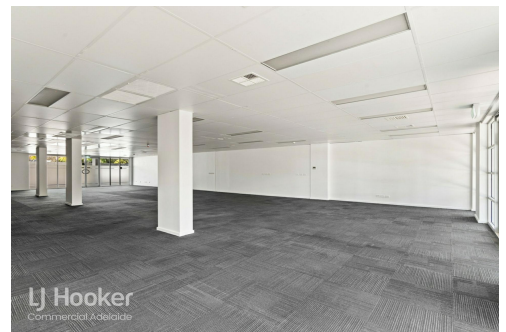
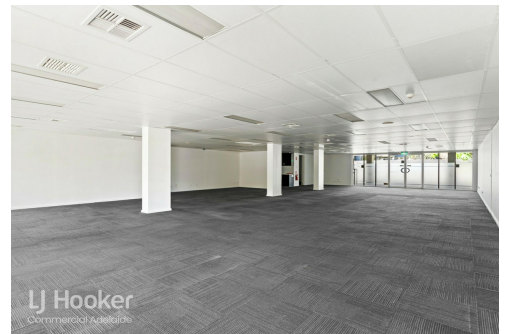
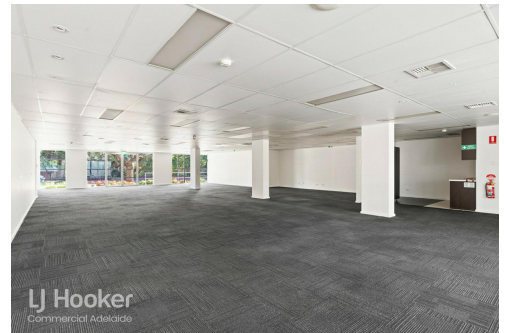
Principal | mario.bonomi@ljhcommercialadelaide.com.au

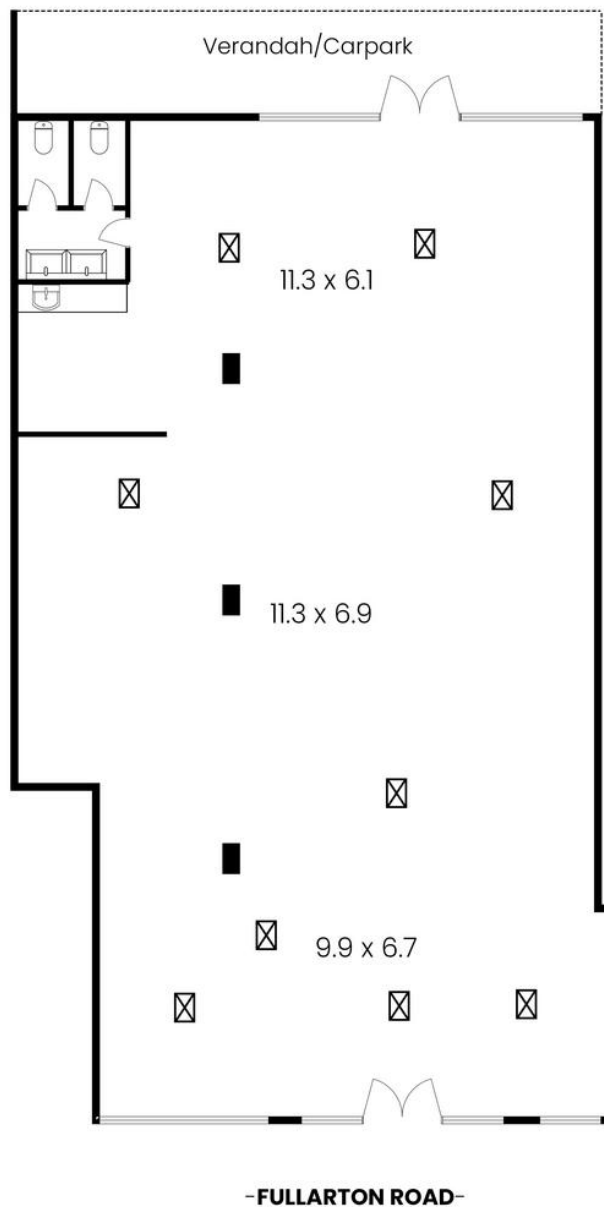
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 Total Lettable Area - 215m²

LJ Hooker
Commercial Adelaide

Unit 12/94 Fullarton Road, Norwood SA 5067

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.

 **LJ Hooker Commercial**

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