



154A&B The Parade, Norwood

Trophy Norwood Parade Investment

Auction Location: 154A&B The Parade, Norwood SA 5067

LJ Hooker Commercial Adelaide are proud to present to the market 154A&154B The Parade, Norwood via Public Auction on-site 18/12/2025 at 12:00 p.m.

Proudly positioned in one of Adelaide's most prestigious and tightly held retail and lifestyle precincts, 154A & 154B The Parade offers an exceptional opportunity to secure a blue-chip, multi-tenanted investment in the absolute heart of Norwood.

This irreplaceable property is offered to the market for the first time in years, presenting an outstanding chance to acquire a highly sought-after asset along one of South Australia's most iconic high streets.

Comprising two premium commercial holdings with three established tenants, the property delivers strong, reliable income underpinned by long-standing businesses and outstanding local demographics. The site benefits from impressive frontage to The Parade, high pedestrian activity, and exceptional surrounding amenity, ensuring continued demand in this tightly held location.

FOR SALE
Contact Agent

BUILDING AREA
353sqm

AGENTS

Rino Pancione
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Mark Tettis
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AGENCY
Adelaide
(08) 8232 8844

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 asset represents a rare chance to secure a true trophy investment with durable income and excellent future repositioning or value-add potential (STCC).

Key Highlights

- Net income: \$260,971.60 per annum*
- Three quality tenants providing diversified and stable income to National Pharmacies and two fashion boutiques
- Prime high-profile position in the heart of Norwood's premier retail and commercial strip
- Tightly held blue-chip location, surrounded by leading national and boutique operators
- " First time offered in years —opportunities of this calibre are seldom brought to market
- Strong local demographics supporting long-term occupancy and rental growth
- Valuable dual-frontage and high foot-traffic exposure
- Outstanding long-term investment fundamentals in an iconic metropolitan precinct
- 3.87 year WALE (by area) as at 1 December 2025
- No Stamp Duty in South Australia

Open inspection times:

26/11/2025 between 11:00 a.m. and 11:30 a.m.

02/12/2025 between 11:00 a.m. and 11:30 a.m.

09/12/2025 between 11:00 a.m. and 11:30 a.m.

18/12/2025 between 11:30 a.m. and 12:00 p.m. (prior to the auction)

For Sale via Public Auction on-site, Thursday 18/12/2025 at 12:00 p.m.

For further information contact:

Rino Pancione 0417 822 987

Mark Tettis 0433 139 892

- 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

MORE DETAILS

Property ID	8HHH94
Property Type	Retail Showrooms/Bulky Goods Offices
Building Area	353 m2
Land Area	289 m2

Rino Pancione 0417 822 987

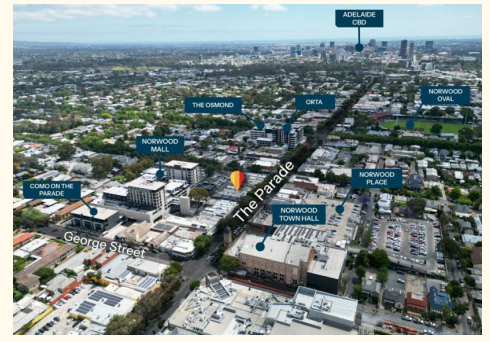
Principal | rino.pancione@ljhcommercialadelaide.com.au

Mark Tettis 0433 139 892

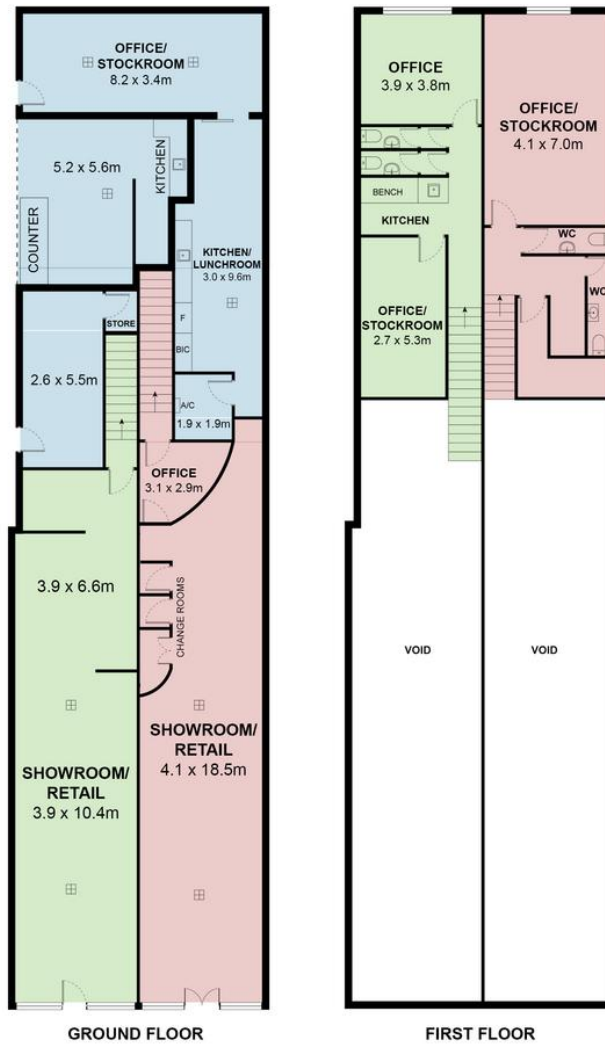
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-THE PARADE-

154b - The Grace Collection
 Ground Floor: 68m²
 First Floor: 51m²
GROSS LETTABLE AREA: 119m²
 Measurements are approximate

154a - Fashada Boutique
 Ground Floor: 75m²
 First Floor: 48m²
GROSS LETTABLE AREA: 123m²

154a (Rear) - National Pharmacies
 Ground Floor: 111m²
TOTAL GROSS LETTABLE AREA: 353m²



154a & b, The Parade, 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.