

FOR SALE | ±3.2 AC

494 CORBAN AVE. SE

CONCORD | NC 28025

LIST PRICE

\$1,969,000

PROPERTY OVERVIEW

494 Corban Avenue SE offers approximately 3.2 acres near Downtown Concord. The property is zoned C-2 General Commercial and currently contains an automotive-service facility. Its location, commercial zoning and existing road frontage provide an opportunity for continued commercial use or future redevelopment, subject to applicable governmental approvals.

The property is located along Corban Avenue, approximately one mile from Downtown Concord, with access to the surrounding Concord and Cabarrus County market. Downtown destinations, neighborhood services, parks and established residential communities are located nearby.



PROPERTY HIGHLIGHTS

- Approximately 3.2 acres
- C-2 General Commercial zoning
- Existing automotive-service use
- Paved frontage on Corban Avenue SE
- Approximately one mile from Downtown Concord
- Located within the Charlotte-Concord-Gastonia Metropolitan Statistical Area
- Offered at \$1,969,000.00
- Cabarrus County PINs: 5630-59-7682 and 5630-68-0867

PLEASE DO NOT DISTURB THE EXISTING TENANT.

Property tours are available by appointment only.

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Property boundaries shown are approximate. Please verify with GIS.

