



4788 State 49 hwy

4788 State 49 hwy, Concord, NC 28025



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\$1,200,000

Presenting an exceptional investment opportunity: a versatile 9-acre property strategically located directly across from the Cabarrus Arena and Events Center on Highway 49 in Cabarrus County, North Carolina. This prime location offers unparalleled visibility and accessibility, making it ideal for a range of commercial and industrial applications.

Property Features:

- Land Area: 9 acres
- Road Frontage: Approximately 950 feet along Highway 49, ensuring high visibility and ease of access.
- Buildings: Two metal structures totaling over 9,000 square feet.
- Primary Building: Features Nearly 1,000 square feet of office space with a spacious warehouse area with 20-foot ceilings, ideal for storage or manufacturing needs.
- Secondary...

- 9,000 square feet of warehouse with 9 acres of land on Hwy 49, Concord, NC across from the Cabarrus County Fairgrounds



Price:	\$1,200,000
Property Type:	Specialty
Property Subtype:	Cemetery/Mausoleum
Building Class:	C
Sale Type:	Owner User
Lot Size:	9.00 AC
Gross Building Area:	9,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1971
Parking Ratio:	4.44/1,000 SF
Zoning Description:	O-I
APN / Parcel ID:	5559-39-9086-0000
Walk Score ®:	10 (Car-Dependent)