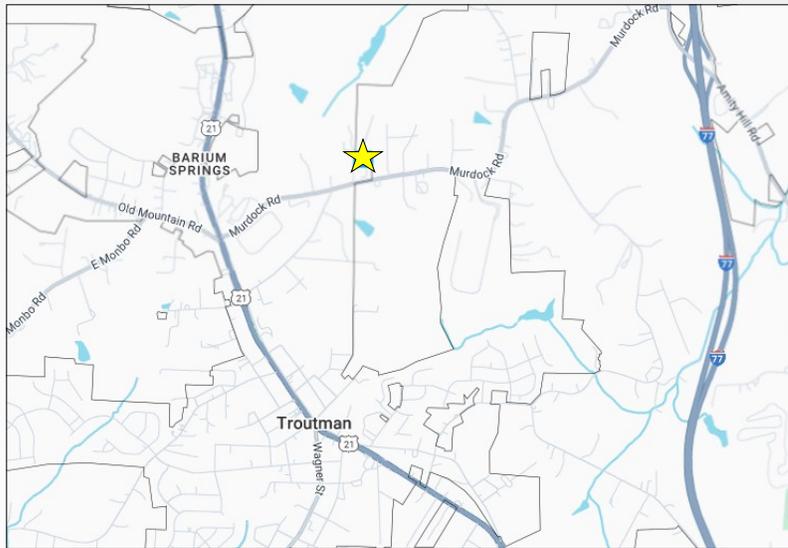


# 126 Iredell Ave.

## Troutman, NC 28166



**Eric Thompson**

Broker

704-902-2757

ethompson@equitycp.com

**Lewis Spivey**

Broker

704-363-1401

lspivey@equitycp.com

## For Sale

# \$225,000/acre

### +/- 2.8 Acres

Approximately 2.8 acres in the fast growing Troutman area. The property is currently zoned Heavy Industrial, with good topography, shape, and over 315' of road frontage on Iredell Ave. Located two miles from I-77 at exit 42. Rare to find in this area with the ability for Heavy Industrial uses. Great opportunity for an owner user or investor looking in the market.



**Equity Commercial Properties**

# 126 Iredell Ave.

## Troutman, NC 28166

EquityCP.com



### Property Details

Price: \$225,000/ acre  
Lot Size: +/- 2.8 acres  
Road Frontage: +/- 315'  
Proximity to I-77: 2.2 miles  
Proximity to I-40: 9 miles  
PIN: 4742025023.000  
Zoning: Heavy Industrial  
Purposed Use: Storage / Warehouse

**+/-40,000 SF Building Layout**

