

4525 FORTUNE AVE NW CONCORD NC 28027



**FOR SALE:**  
**\$399,000**

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**Parcel ID: Parcel: 56017469130000**

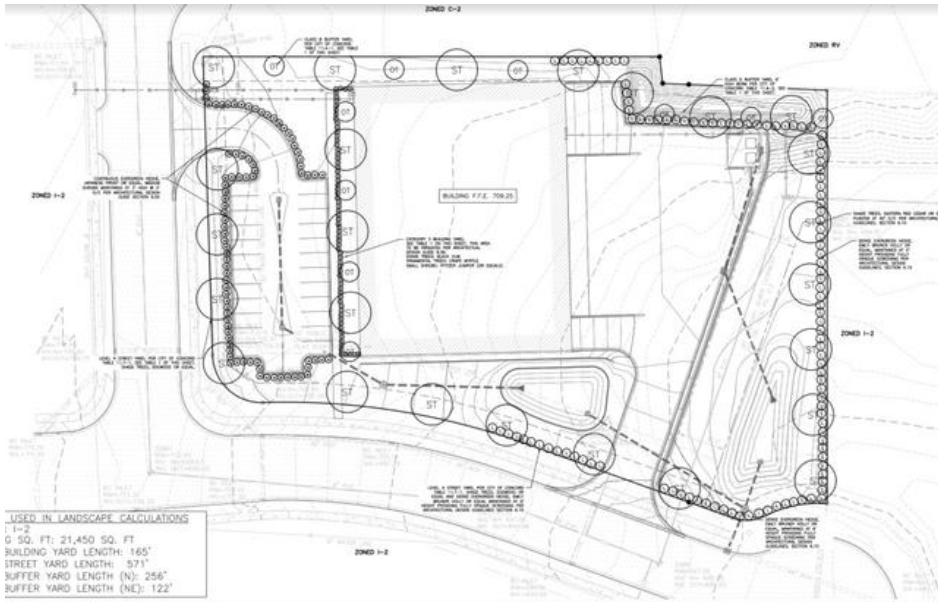
-Parcel for sale in International Business Park which offers immediate access to I-85 and 485

-Preliminary Sewer Allocation received in July 2022 which can be transferred to buyer. For further information please inquire with broker

-Vibrant business park that is home to many Fortune 500 companies (Fedex, Sysco Foods, General Motors, Celgard, Oiles, DNP Imaging, and Owens Corning)

- FOR SALE: \$399,000 / \$193,689 PER ACRE
- 2.06 ACRES
- ZONING: I -1
- UTILITIES AT SITE
- PROFESSIONALLY MAINTAINED BUSINESS PARK
- 11,000 EST. VPD ON INTERNATIONAL DR
- CLOSE PROXIMITY TO CHARLOTTE
- LOCATED RIGHT OFF EXIT 55 (I-85)

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**SITE PLAN DRAWING : 21,400 SF**

Relevant public documents:

- [City of Concord Sewer Allocation Policy](#)
- [Table of Uses](#)
- [Planning Department](#)
- [Water and Sewer Authority of Cabarrus County](#)

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