

## 610 N LIBERTY ST

RETAIL PROPERTY FOR SALE / LEASE



**610 N LIBERTY ST**  
WINSTON SALEM, NC 27101

**PROPERTY DESCRIPTION**

Positioned in the heart of downtown Winston-Salem, this ±8,374 SF property delivers a prime opportunity for mixed-use whether it be retail, office, fitness, or creative space. Property could be converted into an apartment & office combo.

Renovated in 2014, the building is currently outfitted as a gym spanning two floors, complete with a bay door, men's and women's restrooms with dual showers in each, and onsite parking. Its open, flexible layout allows for easy adaptation to a wide range of uses, making it an ideal choice for businesses seeking visibility, accessibility, and modern functionality.

**OFFERING SUMMARY**

<b>Sale Price</b>	\$1,250,000
<b>Lease Rate</b>	\$12 SF/yr (MG)
<b>Available SF</b>	±8,374 SF
<b>Lot Size</b>	0.19 Acres

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## FLEXIBLE ZONING ALLOWS FOR MIX-USE

Zoned CB-WO, the property supports both commercial and residential use, creating exceptional flexibility for a live/work concept or mixed-use investment. Convert the upstairs, downstairs, or both levels into apartments or Airbnb units while maintaining office or retail space below. Renderings highlight the potential for an upstairs apartment paired with a professional office on the main level. A rare opportunity to combine business presence, residential living, and income potential in one dynamic property.



First Floor Rendering



Exterior Rendering



Second Floor Rendering

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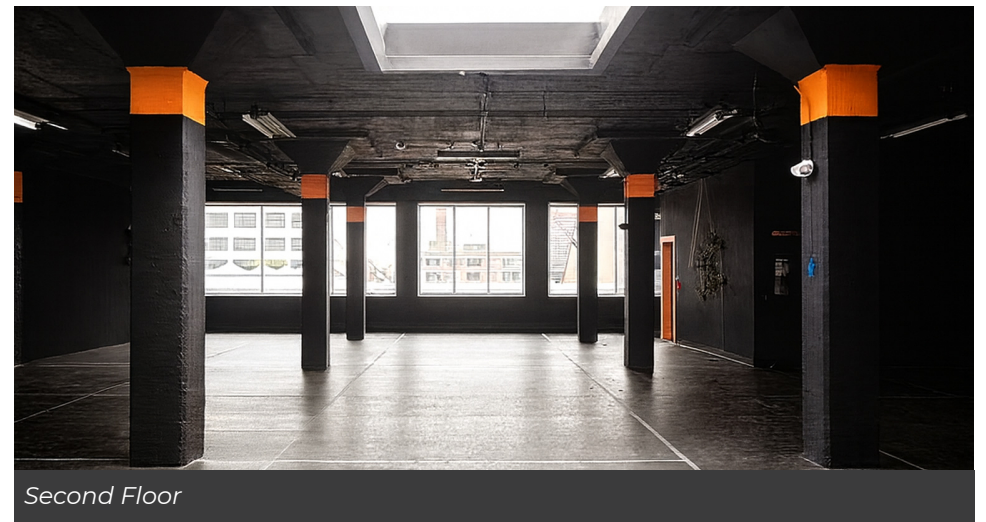
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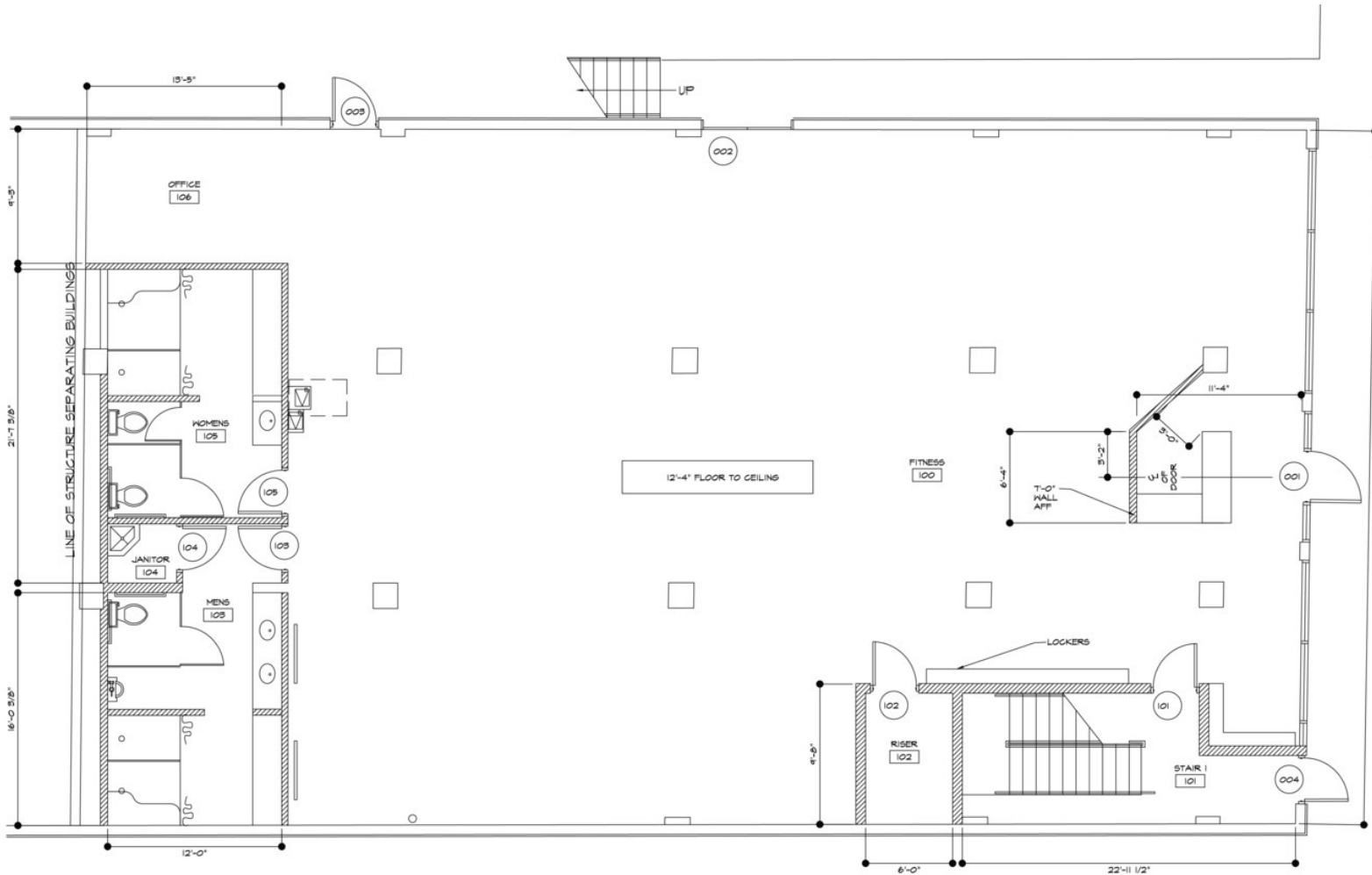
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FIRST FLOOR

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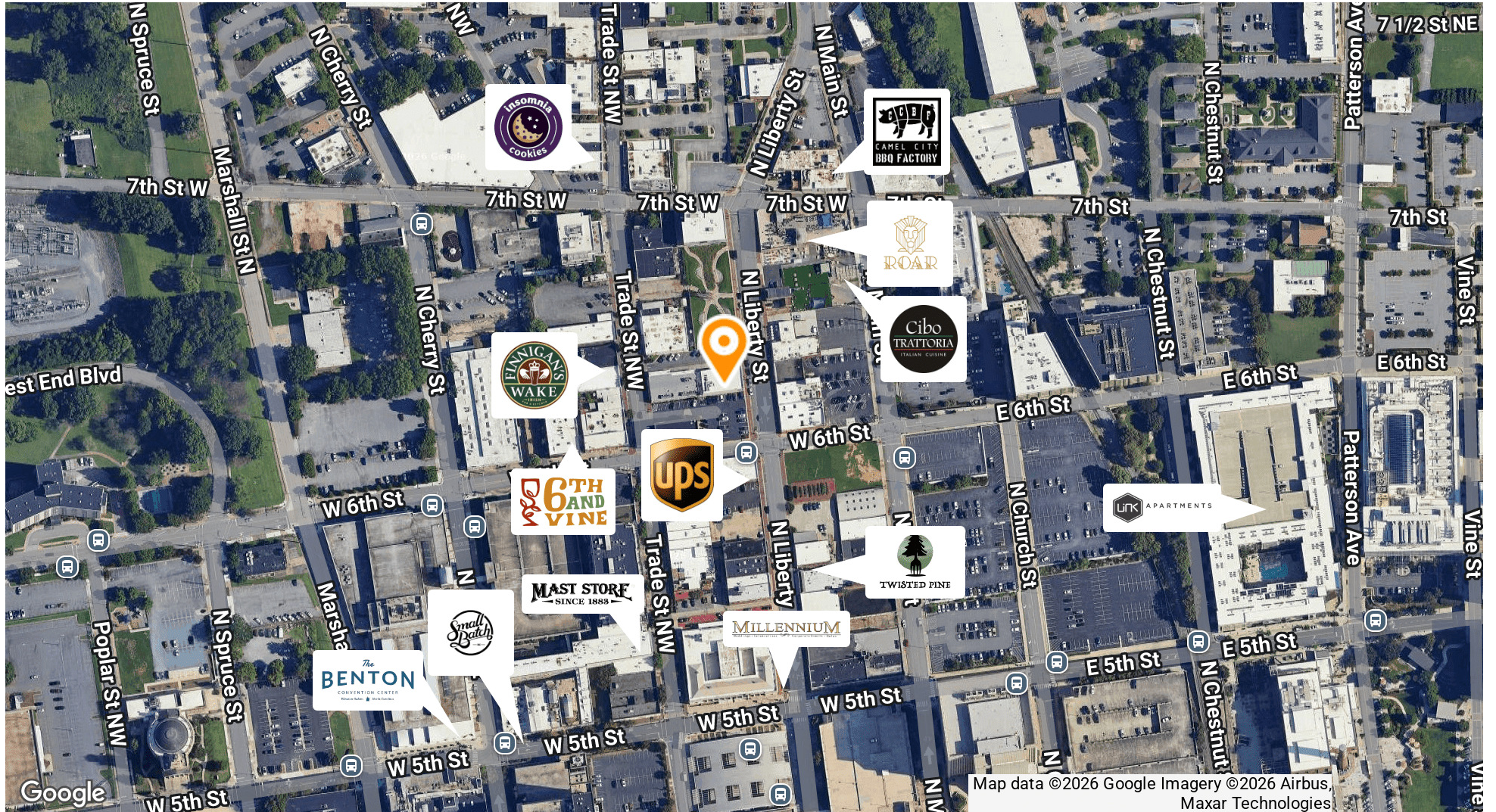
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## LOCATION INFORMATION

Street Address	610 N Liberty St
City, State, Zip	Winston Salem, NC 27101

## PROPERTY INFORMATION

Property Type	Retail
Zoning	CB-WO
Lot Size	0.19 Acres
Building Size	±8,374
Number of Floors	2
Year Built	1922
Year Last Renovated	2014
Parking Type	6 Onsite Spaces



**SALE PRICE:** \$1,250,000  
**LEASE RATE:** \$12 SF/YR (MG)

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