

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 $\pm 8,374$ 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

Sale Price	\$1,250,000
Lease Rate	\$12.00 SF/yr (MG)
Available SF	$\pm 8,374$ SF
Lot Size	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



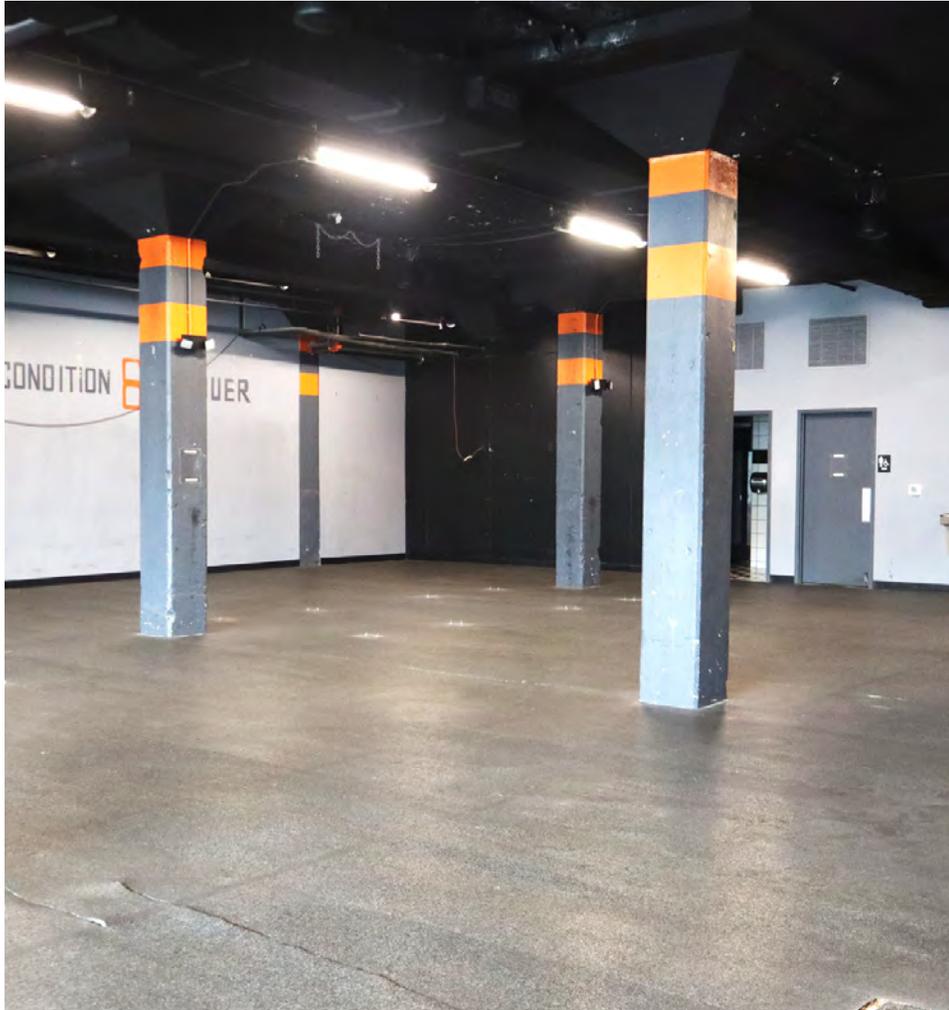
Second Floor Rendering

WINSTON SALEM, NC

610 N LIBERTY ST

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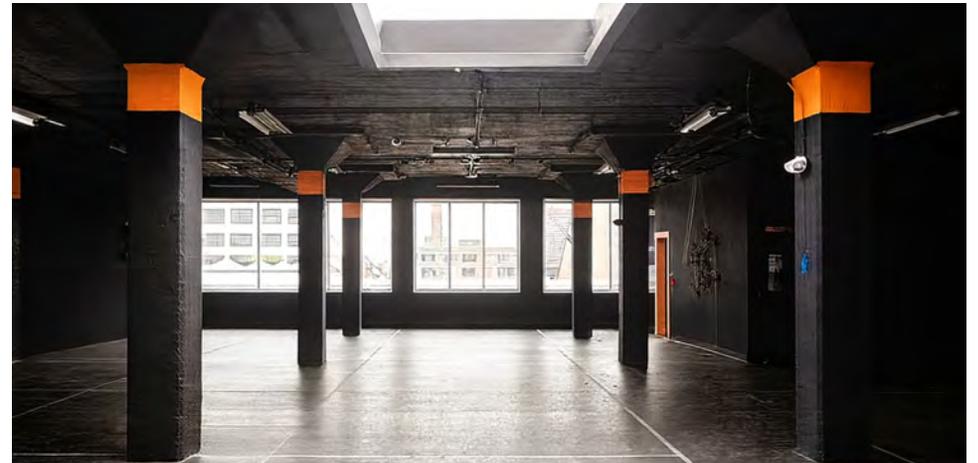
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First Floor



First Floor



Second Floor

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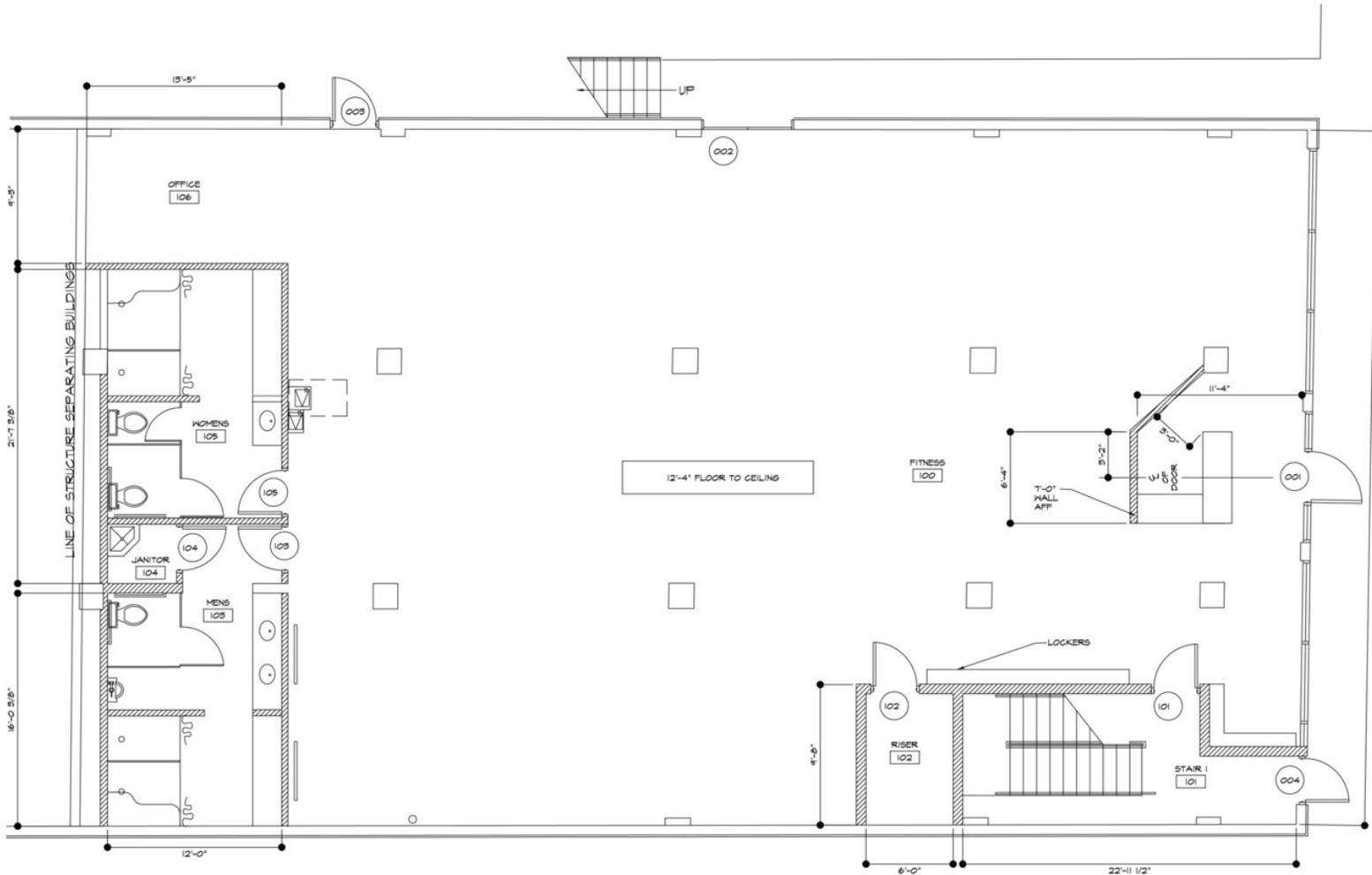
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FIRST FLOOR

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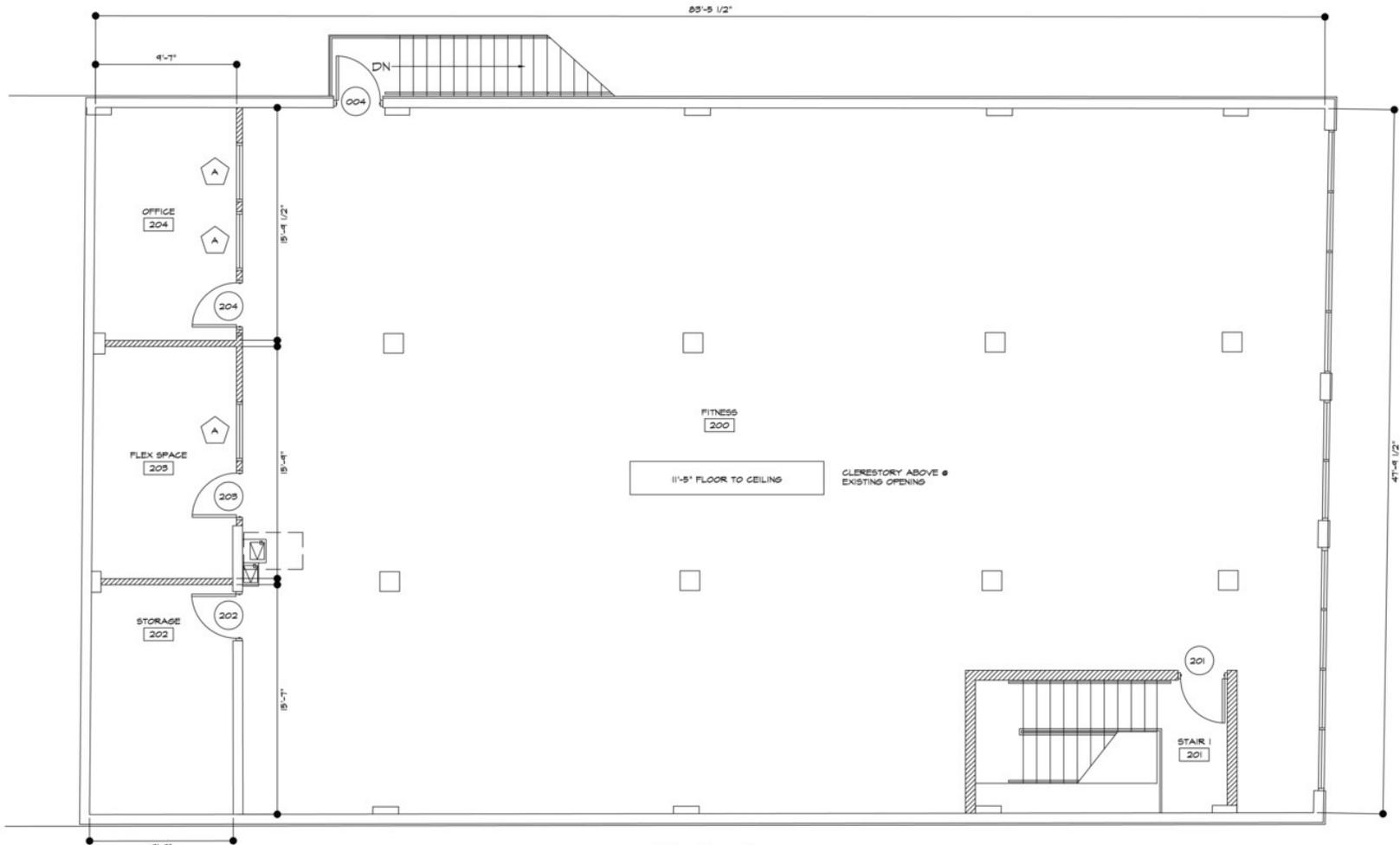
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SECOND FLOOR

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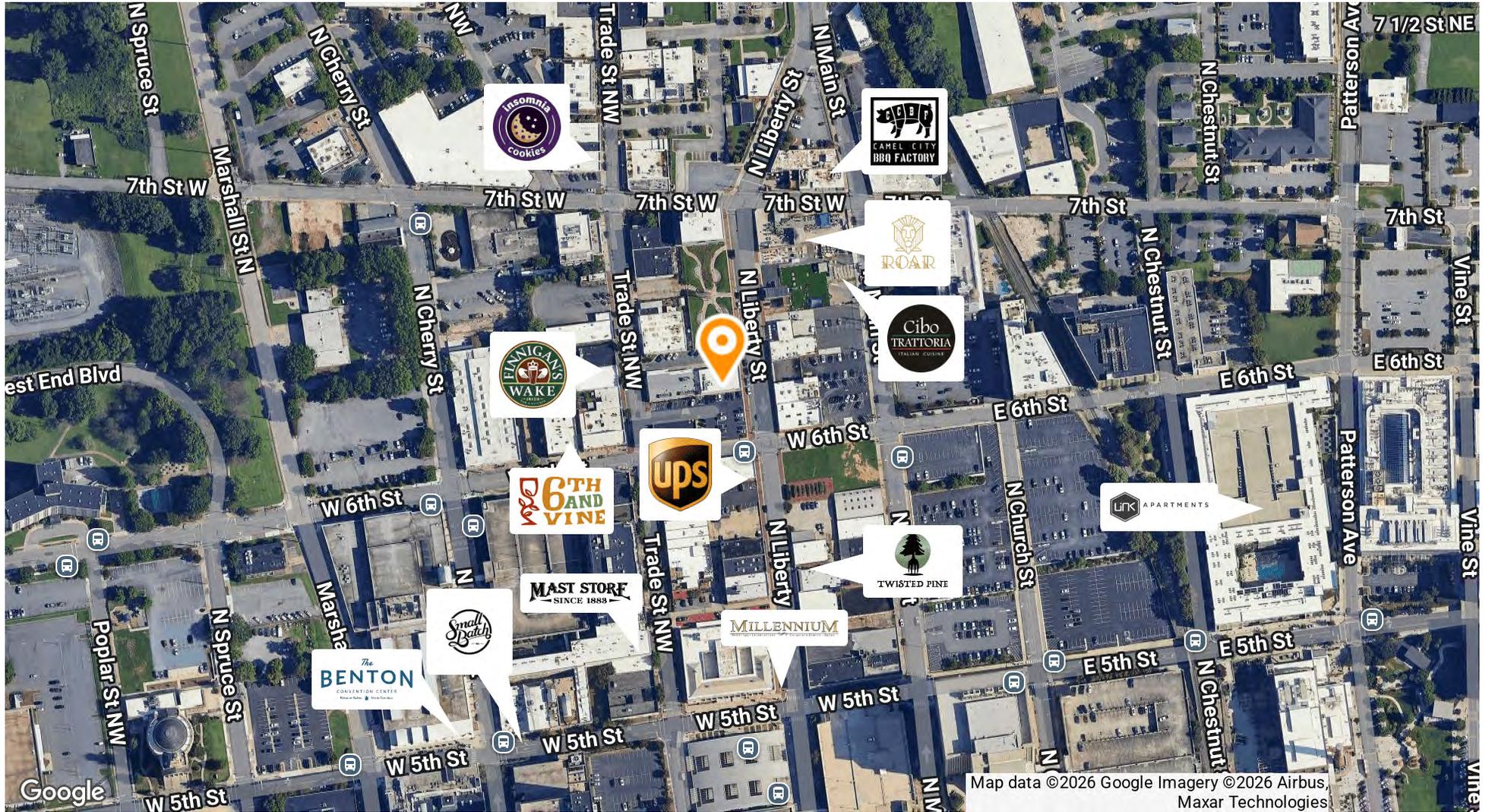
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LOCATION INFORMATION

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: \$12.00 SF/YR
 (MG)

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