



610 N. Liberty Street

Retail Property **For Sale / Lease**

Presented By:

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WINSTON SALEM, NC

610 N. LIBERTY STREET

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RETAIL PROPERTY FOR SALE / LEASE



610 N. LIBERTY STREET
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.

PROPERTY HIGHLIGHTS

- 6 parking spots
- Zoned CB-WO
- Sprinklered

OFFERING SUMMARY

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



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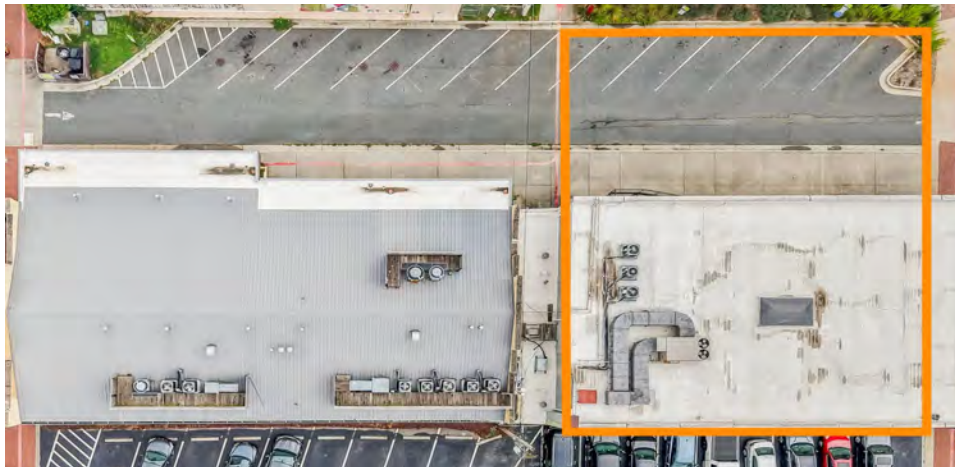
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FLEXIBLE ZONING ALLOWS FOR MIX-USE

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



Aerial



Second Floor Rendering

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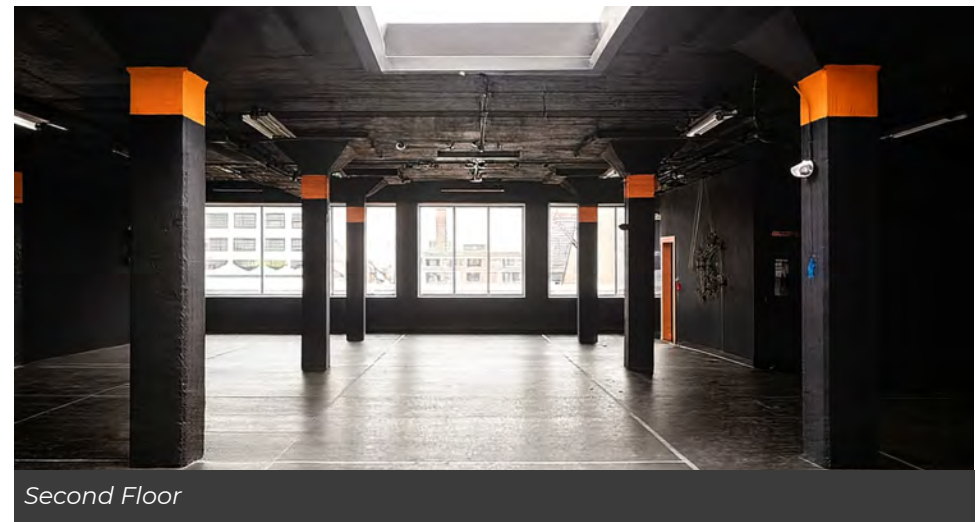
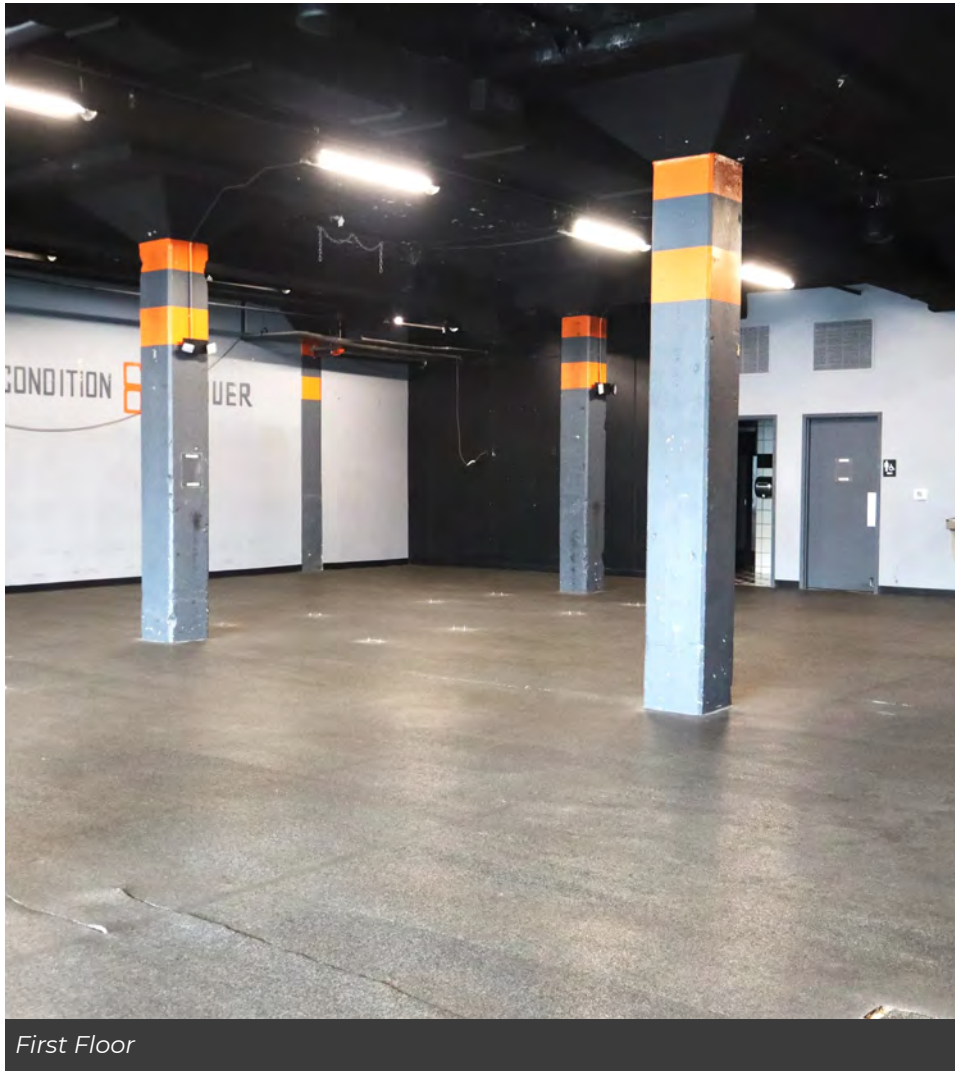
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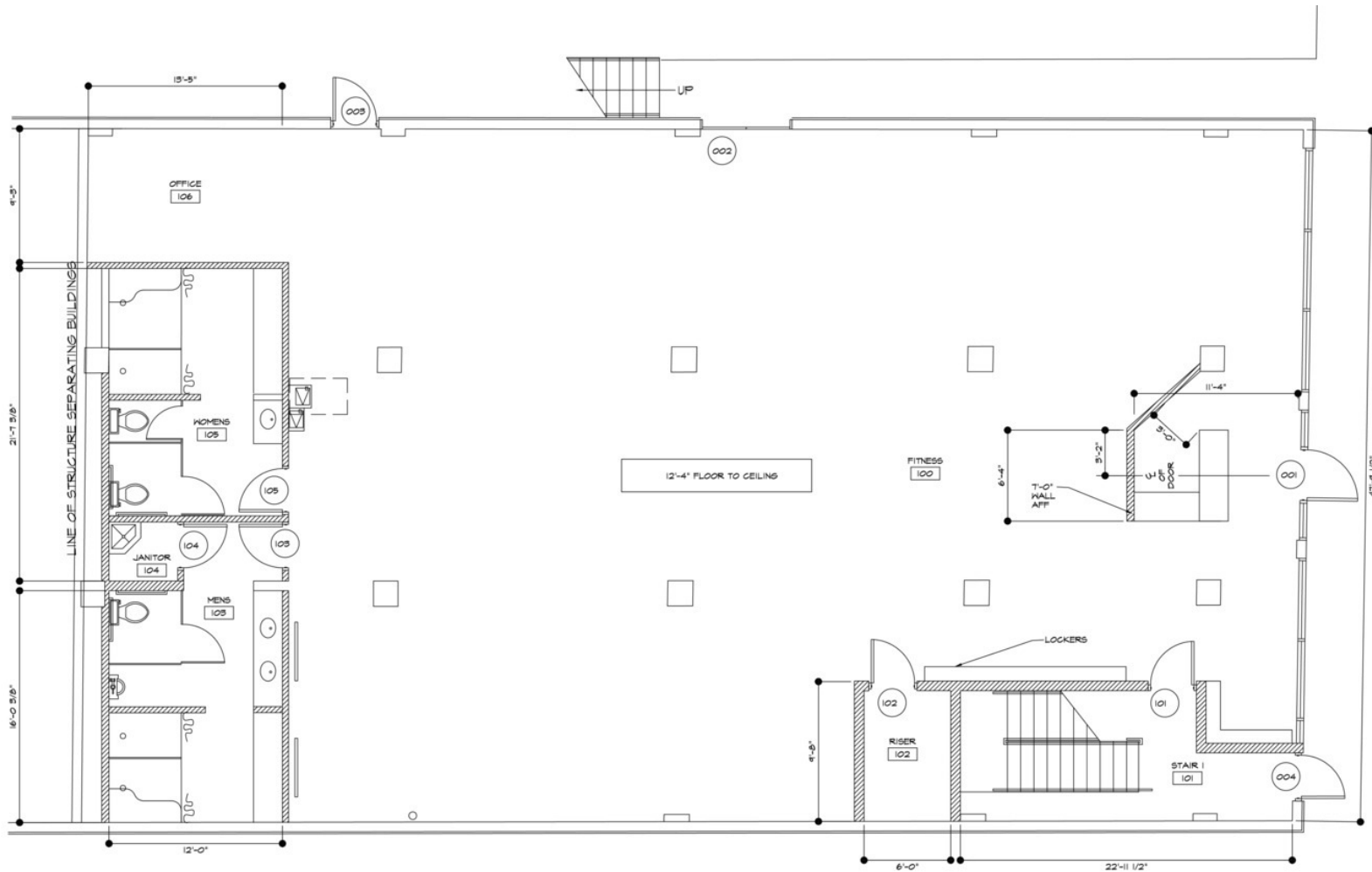
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FIRST FLOOR

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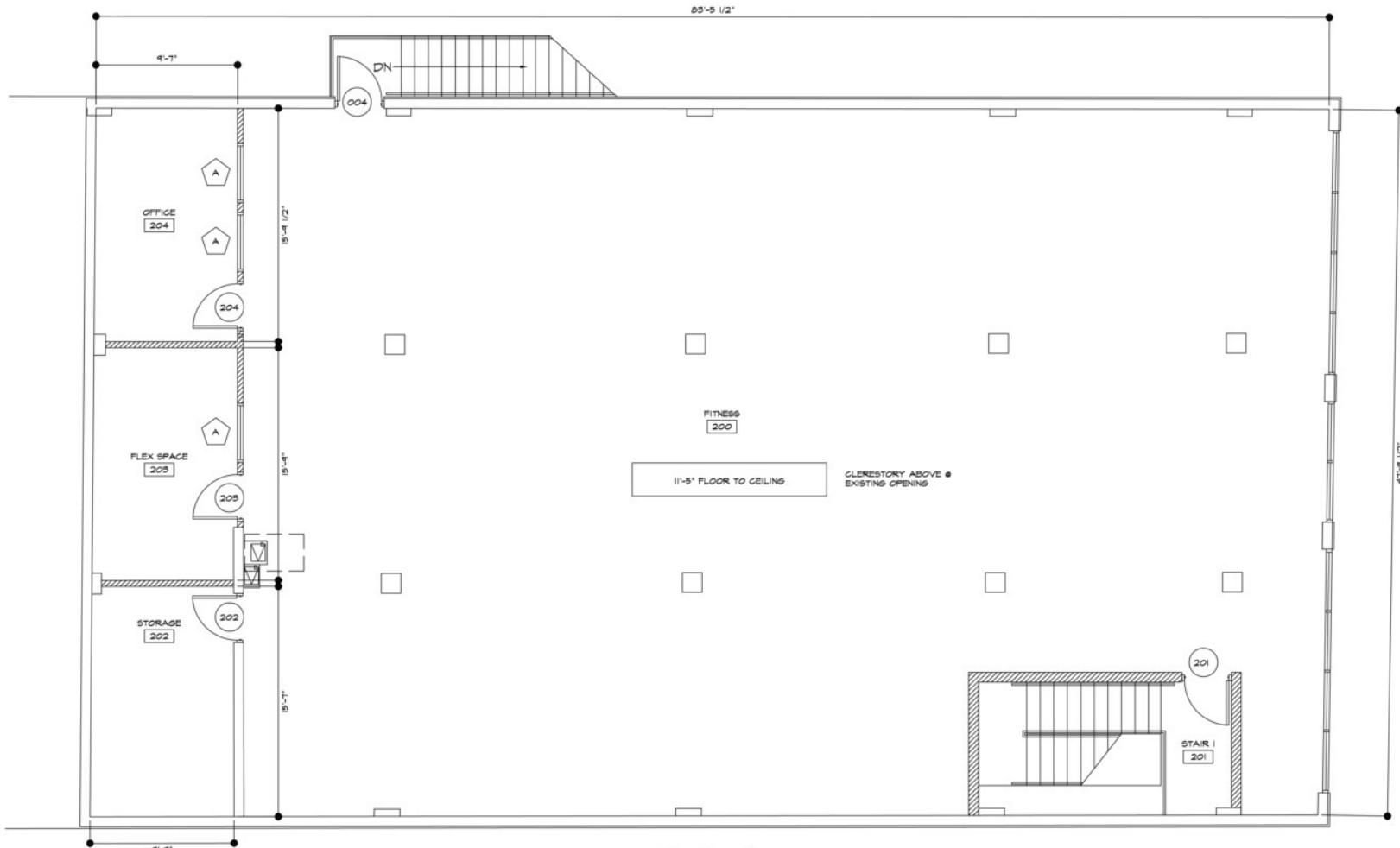
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SECOND FLOOR

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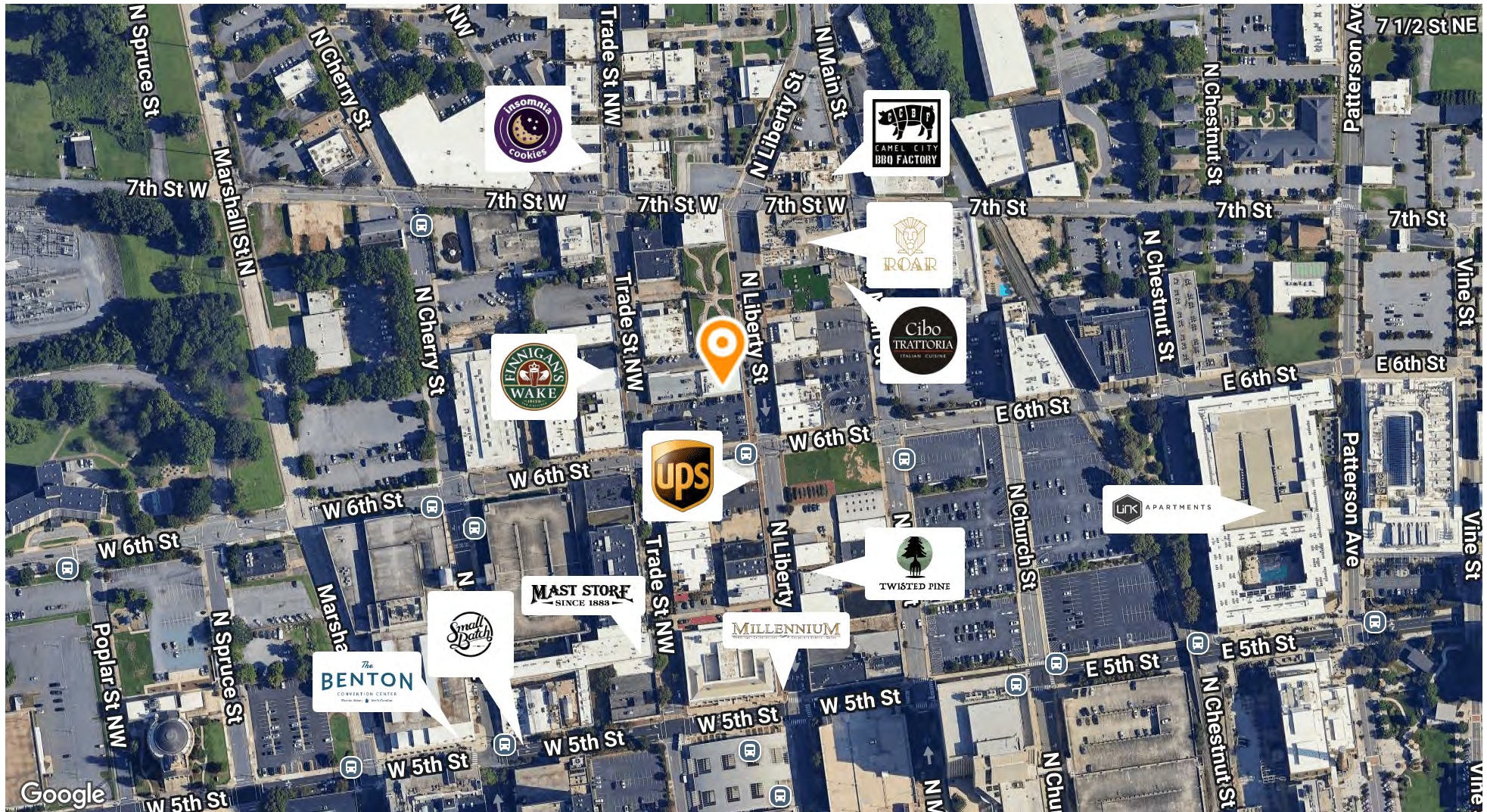
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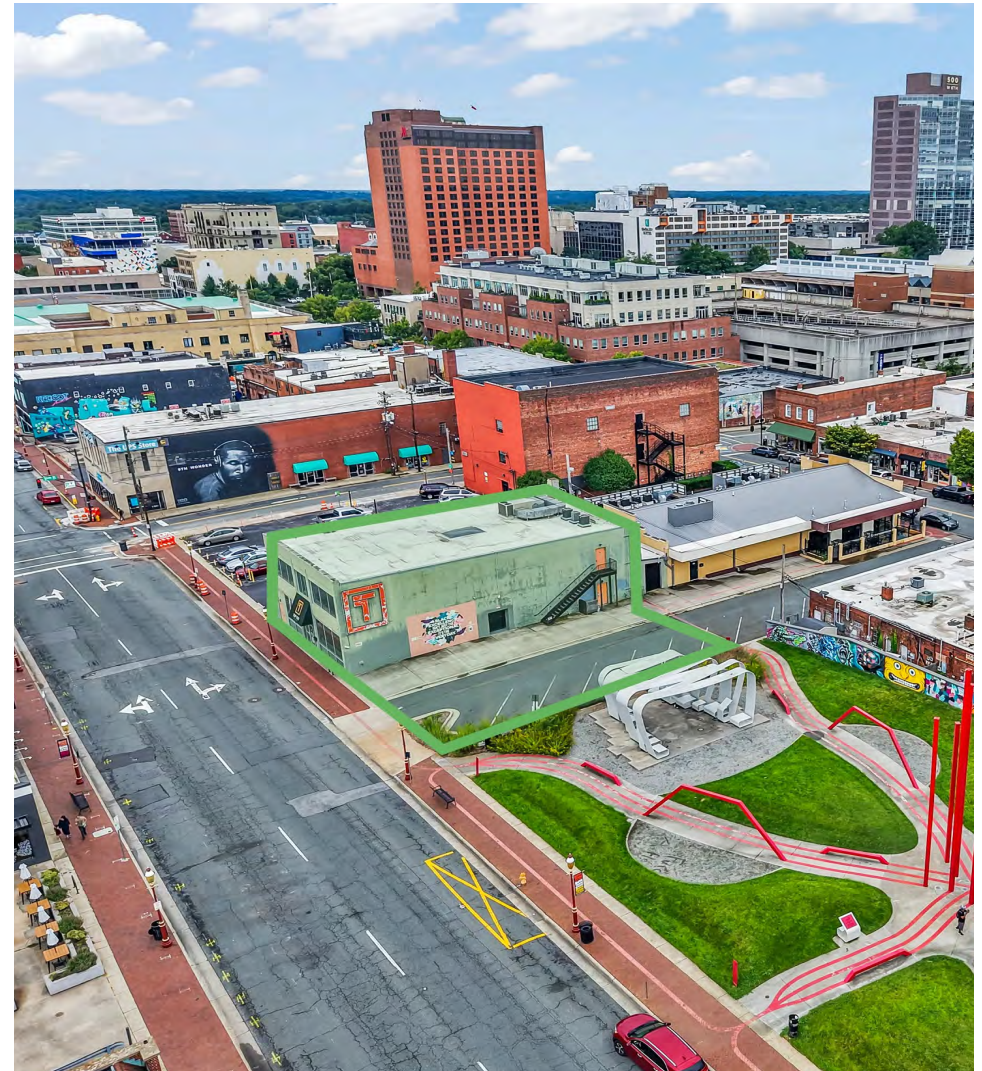
LOCATION INFORMATION

Street Address	610 N. Liberty Street
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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