

505 N. LIBERTY STREET

FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Office
AVAILABLE SF ±	39,528
SALE PRICE	\$1,400,000

DESCRIPTION

Unique redevelopment opportunity in downtown Winston-Salem at Liberty Street and Fifth Street, across from the CBD's historic Millennium Event Center. The property offers ±39,528 SF of mixed-use space with potential for array of uses, including street-level office/retail and upper-level residential. Surrounding Arts District offers thriving restaurants, retail, and entertainment within walking distance. Street parking and ample garage parking available at adjacent One West Fourth Street parking deck.



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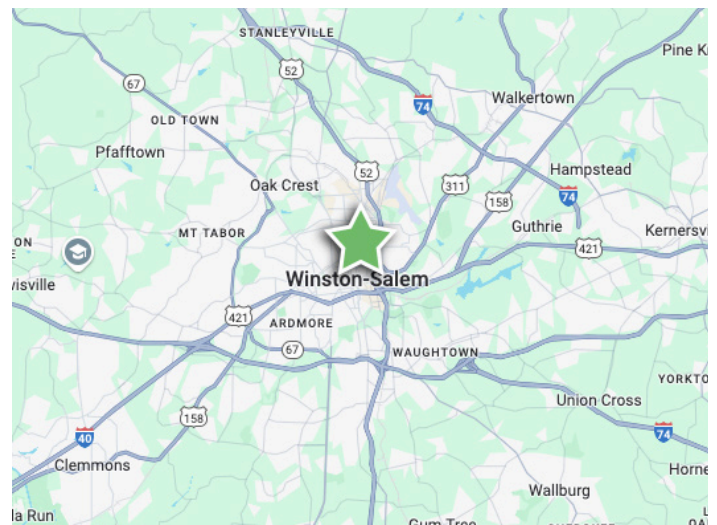
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,293	70,616	167,151
AVERAGE HH INCOME	\$71,662	\$75,425	\$72,783
DAYTIME POPULATION	26,181	107,499	213,598



KEY FEATURES

- Mixed-use development potential
- Flexible zoning provides variety of uses
- Central downtown location
- Walkable access to Arts District and Innovation Quarter



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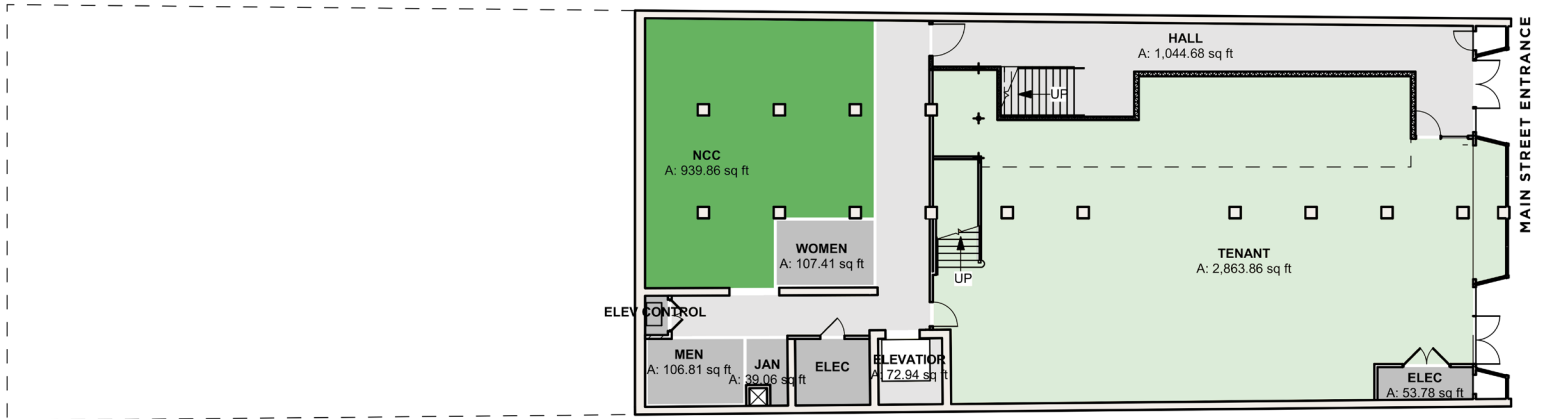
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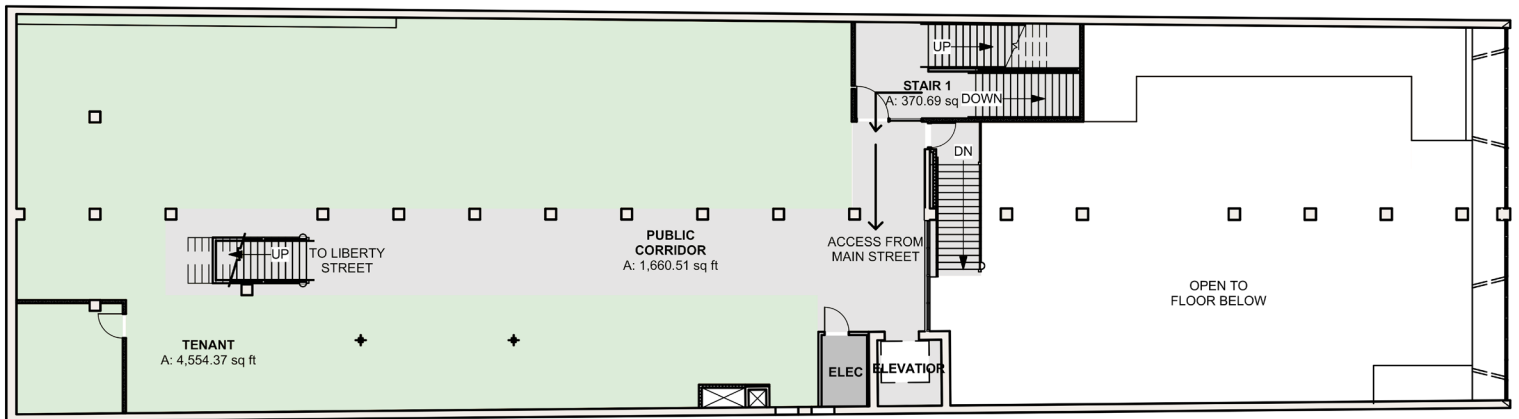
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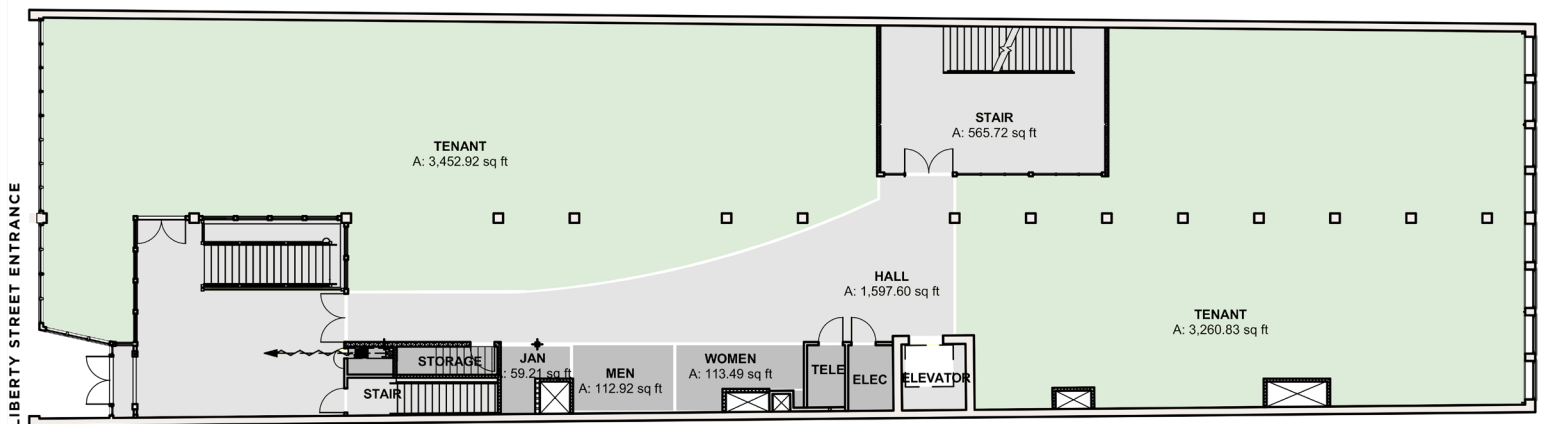
POTENTIAL FLOOR PLAN



GROUND FLOOR



MEZZANINE



FIRST FLOOR

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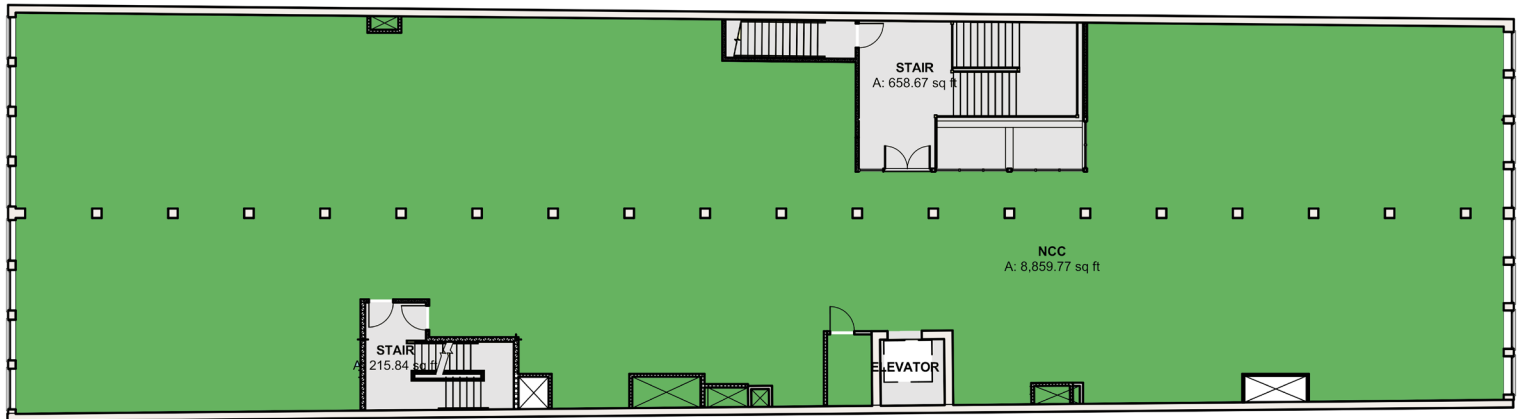
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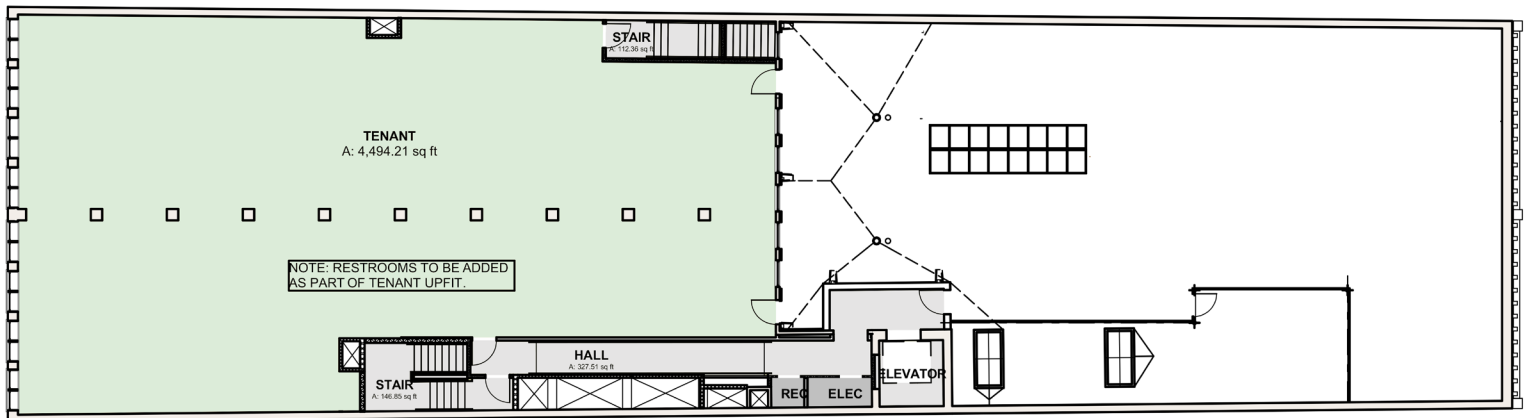
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POTENTIAL FLOOR PLAN



SECOND FLOOR



THIRD FLOOR

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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office	BUILDING EXTERIOR	Brick/Concrete Block
AVAILABLE SF ±	39,528	ROOF	Flat
ACRES	0.24	ZONING	CB WO
YEAR BUILT	1908	SPRINKLER	Yes
FLOORS	5	TAX PIN	6835-27-2679

PRICING & TERMS

SALE PRICE	\$1,400,000
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