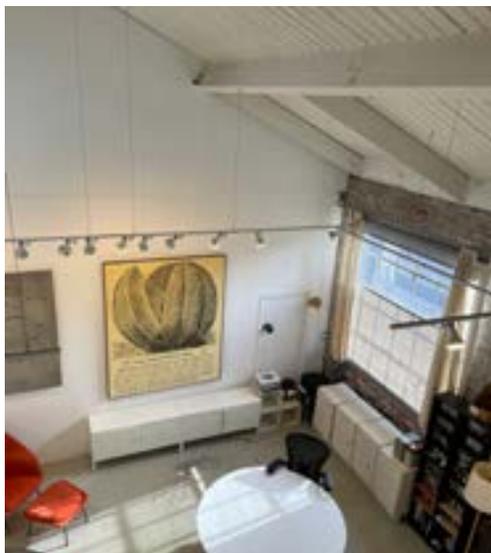


LIVE/WORK STUDIO FOR SALE

Affordable live/work studio in 45th Street Artist's Co-Op

Founded in 1973, the 45th Street Artists' Cooperative (Emeryville Artists' Cooperative) is the City of Emeryville's first established arts organization. Visual artists, musicians, choreographers, writers, designers and fine craftsmen, many of national and international stature, constitute their membership. Over the past four decades, the Cooperative has grown from a dozen studios in one converted warehouse building to nearly 60 studios in three buildings. Today, as a non-profit, limited-equity housing cooperative, it is a national model for affordable artist-owned housing.



Studio #43:

1,123 Square Feet (746 Square Feet on ground floor, 377 lofted)

Buy in cost: \$147,500

Monthly assessment: \$437.98

Move in date: April 1, 2022

DESCRIPTION: Studio #43 is an interior studio with one entrance from the hallway that includes a large ground floor and a lofted upstairs sleeping and working area. Lots of natural light throughout the space comes from skylights, sawtooth windows, and large, street level windows. The ground floor space opens into a large, bright working space that includes a kitchen, storage closet, and utility sink area. There are track lights installed in the work space, along with custom built in storage. The loft level features a sleeping area, bathroom, and extra space that could be used for an office or small studio. This studio features bamboo wood floors, all built-in cabinets, and shelving units. The buy in cost includes the floors, skylights, fixtures, and cabinets. Appliances are available for sale separately from the buy in cost. Water heater is currently shared with a neighboring studio; there is a strong possibility that the new owner may want to set up their own water heater.



FURTHER DETAILS:

- All interior utilities including water, gas and electric assessed separately
- All built in cabinets and storage
- 1 staircase to upstairs lofts and small staircase to bathroom
- Skylights

STUDIO 43 IMAGES: [photos](#) and [video](#)

APPLICATION DEADLINE: **Sunday, January 30, 2022 before midnight.** Application form available online at www.bit.ly/45thapp.



STUDIO VIEWING DATES: Due to the limitations of COVID, the studio will only be shown to selected applicants after we have reviewed applications. Please carefully examine the [photos](#) and [video](#) walk-through of the studio. **The in-person showings will take place the weekend of February 5, 2022.** Masks will be required.

INTERVIEWS: **February 9 & 10, 2022** (candidate must be available for one of these dates and will likely take place via Zoom)

IMPORTANT DATES: Community Meeting (if selected as finalist): **February 26, 2022** (candidate must be available and this will likely take place via zoom). Approval by Board of Directors: **March 16, 2022** (candidate must be available and this will likely take place via zoom). Move in date: **April 1, 2022.**

INCOME QUALIFICATIONS: Applicants must not exceed the Moderate Income Level for the City of Emeryville. Please do not apply if you exceed the income limits.

1 Person Household: \$100,150

2 Persons: \$114,450

3 persons: \$128,750

FOR MORE INFORMATION VISIT:

www.facebook.com/45thStreetArtistsCoop | www.emeryvilleartistscoop.org

or email: 45thstcoop.sec@gmail.com