

# 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 #37:

2,046 Square Feet (1,470 Square Feet ground floor, 576 lofted)

**Buy in cost: \$186,861.80**

**Monthly assessment: \$687.66 / Monthly average utilities: \$238.86**

**Move in date: Thursday, January 1, 2026**

**DESCRIPTION:** Studio #37 is an interior studio with one entrance from the hallway, close to the building's front entrance and to the mailroom. The studio includes a large ground floor area, one bathroom, a darkroom, a walk-in storage closet, and two lofted sleeping and working areas. Natural light in the space comes from the one skylight and sawtooth windows from above. The ground floor space includes an open living room/workspace, an open-concept kitchen with a sink and bar island, and an area underneath the bedroom loft. The two lofted areas have separate staircases and look down into the ground floor space. The bedroom loft is above the walk-in closet, and the second loft is above the darkroom and bathroom.

### FURTHER DETAILS:

- All interior utilities, including water, gas, and electric
- One bathroom with a clawfoot tub and oak hardware floors (one step to get to toilet and tub)
- Darkroom with storage and operable stainless steel sink
- Walk-in storage closet
- Staircase to lofted bedroom area
- Staircase to an additional loft area over darkroom and bathroom areas
- Sawtooth windows and one skylight

### STUDIO 37 DOCUMENTATION: [photos & Video](#)

### APPLICATION DEADLINE: Sunday, October 26, 2025, 11:59 PM PT

Application form available online at <http://bit.ly/454jnjE>.

### STUDIO VIEWING DATES: Saturday, October 4 & Sunday, October 5, 1 - 4 PM and Saturday, October 11 & Sunday, October 12, 1 - 4 PM

### INTERVIEWS: Evening of Tuesday, November 11 or Wednesday, November 12 (candidates must be available for one of these dates on Zoom)

### IMPORTANT DATES FOR FINALIST:

Community Interview: **Sunday, November 23, 2025 (Zoom).**

Approval by Board of Directors Meeting: **Wednesday, December 17, 2025, 6:30 PM** (chosen finalist must be available for this meeting).

Move in date: **Thursday, January 1, 2026**

**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: \$132,250 | 2 Persons: \$153,400 | 3 persons: \$172,600

**LOAN RESOURCES:** City of Emeryville: [First Time Home-buyer Loan Program](#)

### FOR MORE INFORMATION VISIT:

[www.facebook.com/45thStreetArtistsCoop](http://www.facebook.com/45thStreetArtistsCoop) | [www.emeryvilleartistscoop.org](http://www.emeryvilleartistscoop.org)

or email: [45thstcoop.sec@gmail.com](mailto:45thstcoop.sec@gmail.com) | (no phone calls, please)

