

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 #38:

Square Footage Totals: 930.5 Sq Ft (Ground floor: 455 Sq Ft / Loft space above ground floor: 415 Sq Ft / loft space over common space: 60.5 Sq Ft)

Buy in cost: \$81,300.00

Monthly assessment: \$347.95 / **Monthly average utilities:** \$116.82

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

DESCRIPTION: Studio #38 is an interior studio with one entrance from the hallway, close to the building's front entrance and to the mailroom. The entryway into studio is a 13 x 9.5ft room with a doorway into the main studio. In the main room has a functional sink and cabinets/countertop, along with a gas connection for a stove. There is a loft area covering most of the studio with a stairway accessing the second level with lots of natural light provided by four skylights. Additionally, there is a small 10 x 5ft storage closet that has access through a common area hallway. The studio does not include a restroom, but there is a communal restroom and showers in the building.

FURTHER DETAILS:

- All interior utilities, including water, gas, and electric
- Staircase to lofted area
- Natural sunlight provided by four skylights
- Small storage closet
- No bathroom. Communal bathrooms in the building.

STUDIO 37 DOCUMENTATION: [Photos & videos](#)

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 Monday, November 17 or Tuesday, November 18, 2025**
(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 | www.emeryvilleartistscoop.org

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

