

ARTIST LIVE/WORK SPACES

PEEKSKILL ART LOFTS

An affordable 28-unit limited equity cooperative apartment complex built in 2002 for qualified artists

1250 – 2000 Square foot live/work lofts in the heart of downtown Peekskill, NY

LOFTS FEATURE:

- Open floor plan
- Heavy load capacity floors: 125 lbs. per sq. ft.
- 9 1/2 – 16+ foot ceilings
- Cross ventilation
- North & south exposures
- Parquet flooring throughout
- 1 or 2 Bedrooms, 1–1/2 baths
- Utility room with slop sink
- Some units with Hudson Highland views
- First floor on-grade wheelchair accessible units
- Reserved, off street parking
- 200-Amp electrical service
- Central air conditioning
- Fully insulated
- Gas heat
- Programmable thermostat
- Cable ready + high speed DSL wiring
- Refrigerator (auto-defrost)
- Gas oven/stove with ventilation hood
- Microwave
- Dishwasher
- Washer/dryer hookup

LOCATION:

- Convenient to amenities of revitalized Hudson River town that actively supports the arts
- Ten minute walk to MetroNorth train station (free parking at station nights & weekends)
- 55-minute express trains (along scenic Hudson River) to Grand Central Terminal
- Two blocks from Paramount Center for the Arts (indy/foreign film series, concerts, shows)
- Half mile to Hudson Valley Center for Contemporary Art; 25 minutes to DIA Beacon
- Convenient to thriving coffee houses, antique stores, galleries, shopping centers
- Ten minutes to Blue Mountain Preserve, Harriman State Park, Bear Mountain, Appalachian Trail, and other outdoor recreation and sports areas

FINANCIALS:

- Corporation share purchase price: approximately \$14,000 - \$20,000 (in 2002)
- Shareholder's proprietary lease payment: approximately \$1,050 - \$1,600/month
- Business and residential zoning: maintenance 51% tax deductible
- Estimated monthly utilities: \$60 - \$150 in summer (electric); \$100 - \$300 winter (gas)
- **No bank mortgage required**, but must qualify for payment of monthly maintenance
- Restrictions on income eligibility and on resale of loft

TO QUALIFY:

- At least 50% of Artist's Income must be derived from artistic endeavors as defined by the City of Peekskill
- Unit must be used as one's primary residence
- Artists must meet with Peekskill Art Loft Board of Directors
- Artists must submit work samples and credentials to Peekskill Arts Council for certification

Current residents include: painters, printmaker, architect, photographers, decorative artists, graphic designers, jewelry maker, ceramicist, art restorer, musicians/composers, fiber artist, video artist/producer, writer/poet, choreographer.

INQUIRIES & FURTHER INFORMATION: www.peekskillartlofts.com or Hudson North Management, 1053 Saw Mill River Road, Ardsley, NY 10502 914-674-2100