

version 6/4/2010

ART LOFT FOR SALE

Located in downtown Peekskill's Artist Live / Work District

Address:
804 SOUTH ST., UNIT 2
Peekskill, NY 10566

TELEPHONE
(917) 566.3822

FACSIMILE
(917)-591-2617

Upper unit, approx. 1840 square feet
with 16.5' ceilings • 2 bedroom, 1.5 bath

Artist Live / Work Space

\$1427 / month
after
initial cash purchase

12 MIN WALK TO METRO NORTH
at Peekskill Bay.

- 60 min express to Grand Central Terminal
- 10 min drive to Appalachian Trail, and other magnificent Hudson Highlands settings

Downtown Amenities

Restaurants • Library • Art Galleries • Coffee Houses • Live Music • Grand renovated theatre • Farmer's Market • Book Store

Art Loft Highlights

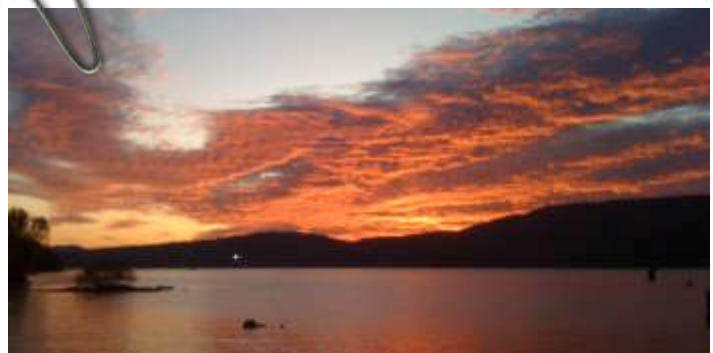
original owners - non smokers • new 2002 very well maintained

four 32"x10' south facing windows • laundry room • dedicated parking space under roof snow removal & landscaping provided • gas heat & H₂O • ConEd (gas & elec) 18 month average ending 12/09 is \$135/mo.

PURCHASE REQUIREMENTS

- Artist, making min 20% of income from art
- Present art portfolio for review & approval
- Income must be under Westchester's median of \$70K individual or \$81K couple
- See URL below for eligibility criteria & forms:

www.peekskillartlofts.com



From China Pier



View out dining area windows is ever changing



Peekskill Bay

AKA
"The Tree House"
Leafy views from
either end of unit

