

# SUSAN PENZNER Real Estate

WE ARE PROUD TO OFFER THIS EXCLUSIVE TRIBECA LOFT

145 CHAMBERS STREET, 2<sup>ND</sup> FLOOR  
*Between Greenwich Street & West Broadway*



***Bring Your Architect or Bring Your Art!***

*Rare Opportunity to Design Your Own Space* in one of the most desirable downtown neighborhoods! This spacious and charming 1700 sq ft full-floor has the feeling of a true artist's loft. The floor plan allows numerous options for living, working and entertaining, with high ceilings, north and south exposures, and a large bathroom. There is an existing wood-burning fireplace with the potential to become operative, and plumbing stacks on both windowed walls. This coop loft building is zoned live-work, provides basement storage space, and is pet-friendly. Located just a few blocks from Hudson River Park, major subway lines, excellent schools, and fabulous restaurants and cafes, this 2nd floor walk-up is a rare find, charming and affordable.

|           |                      |
|-----------|----------------------|
| Size:     | Approx. 1700 sq. ft. |
| Bedrooms: | Open Loft            |
| Baths:    | 1                    |
| Price:    | \$995,000            |
| Maint:    | \$4,354.50*          |

\*Includes a proportionate share of the underlying mortgage.

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Member  
**REBNY**<sup>®</sup>  
REAL ESTATE BOARD OF NEW YORK

This property is offered as a 50/50 co-broke. One half of one full commission to be paid to cooperating Broker. For exact sq.ft. you must hire your own arch/eng. Offer subject to errors, omissions, change in price, prior sale, and/or withdrawal without notice.

**84 Wooster St. New York 10012 212.343.1909**

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