



Artist Live/Work Studios Available For Purchase at Artscape Triangle Lofts

Artscape is currently offering **2 purchase opportunities** for below-market live/work studios at Artscape Triangle Lofts to artists and non-profit arts professionals.

Scheduled for immediate occupancy, Artscape Triangle Lofts is a new condominium development of 70 units created specifically to preserve vital artist work and living space in the Queen West Triangle neighbourhood. Located at 38 Abell Street (Queen St. W. and Dovercourt Rd.) Artscape Triangle Lofts is a non-profit condominium development that provides live/work ownership opportunities, encourages a mixed-use community, and supports a range of incomes in the arts community.

Artist Live/Work Ownership Opportunities – 2 Available

Both live/work studios feature exposed concrete ceilings and floors, 10' ceilings with exposed ducts and pipes. Each studio contains a 3 piece kitchen, 4 piece bathroom and storage unit with rough-in for stackable washer/dryer. Most utilities are included in the monthly maintenance fee. Hydro is metered and billed separately.

Live/Work Studio #1

790 sq. ft.

\$331,800 purchase price

You only pay \$252,800

Down payment required \$15,590

Ground Floor, East Exposure

Live/Work Studio #2

795 sq. ft.

\$333,900 purchase price

You only pay \$254,400

Down payment required \$16,695

Second Floor, East Exposure

To indicate your interest in booking a sales appointment or for more details, please visit www.artscapetrianglelofts.ca

Benefits of purchasing at Artscape Triangle Lofts:

- Below-market ownership: substantially lower monthly carrying costs compared to other new-build loft condominiums in Toronto
- A non-profit initiative that encourages a mixed-use community, supporting a range of incomes in the arts community
- Purchasers of units may complete the purchase of their unit by paying 75% of the purchase price and giving Artscape a payment-free second mortgage worth 25% of the purchase price

- Conventional first mortgages for 70% of the purchase price are available for qualified purchasers from many sources, including Creative Arts Savings & Credit Union at competitive rates
- Unlike other condominium developments, Artscape requires only 5% deposit at the time of purchase
- Open exclusively to artists and non-profit arts professionals
- Developed for the arts community, governed by the arts community, owned by the arts community – forever
- Situated in the heart of the arts, close to The Theatre Centre, Museum of Contemporary Canadian Art (MOCCA) Gladstone Hotel, Drake Hotel, Artscape Shaw Street Centre (completion expected in 2012) and the largest concentration of art galleries in Toronto
- Created by a not-for-profit organization with 24 years experience
- Constructed to achieve LEED-certification (Leadership in Energy and Environmental Design) and environmentally sensitive in its materials and design.