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6 perfect (and perfectly legal) live-work spaces



Three floors, including a main level with 15-foot beamed ceilings and 11-foot windows, make this multi-use loft at 529 West 42nd Street (yours for \$1.78 million) an ideal place to wile away the hours, at work and at rest.

Most people who find themselves working from home just set up a desk in some nook or cranny of their apartment and call it a day. But if you plan to run a proper business from your abode—where employees, clients, patrons and/or patients regularly come and go—you may need to consider a legitimate (that is, legally zoned) space in which to work and live. Here are six spaces that bridge the live-work gap beautifully.



A renovated maisonette in the iconic San Remo building at 146 Central Park West (on the market for \$3.150 million) includes a large paneled office with its own side street entrance, for those whose job demands a degree of confidentiality.



At 118 Forsyth Street, a live/work co-op of seven lofts, a 2,300 square foot home (priced at \$3.3 million) has a large open space for working, plus a master suite that's separated from the rest of the home by a pair of black lacquered doors for ultimate privacy.



A recently renovated first floor live/work co-op at 31 West 12th Street (listed at \$3.2 million) features two bedrooms and two bathrooms with elegant 10-foot ceilings, lots of custom cabinetry, plus a chef's kitchen and direct access to the common outdoor area.



Originally built as an engravers studio and then used a stable during the Civil War, a townhouse at Sniffen Court—a private mews at 156 East 36th Street (asking price: \$5.450 million)—is zoned for both residential and commercial use and is currently configured as a four bedroom home with its own guest apartment and has three legal and separate entrances for a myriad of live-work possibilities.



Finally, located in a residential building at 236 East 6th Street (\$2.1 million) is a charming one-bedroom apartment with a lower-level windowed commercial unit, complete with its own street entrance for an ideal separation between home and office.