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Live and Work Ensembles

Many communities have adopted live/work zoning to allow older lots to double as residences and workplaces. Developers also see similar potential in new construction. Here are three live/work properties for sale around the country.—Daniel van Benthuyzen

Place: Tacoma, Wash.

Price: \$1,895,000

Taxes: \$6,995

The Property: 3-story, loft building, 1 ½ baths, 9,000 sq. ft.

Description: Built in 1880, this building has been completely renovated. Inside are high ceilings, palladian windows and skylight. Includes new gas heat, plumbing and electrical, as well as seismic bracing. Second floor barn door opens to a rear street.

Notable: Located inside the city's Broadway Arts District, this building has historic designation, and a tax benefit is available. Current owner runs a piano restoration firm on first floor and is willing to remain as a tenant or vacate for new owner.

Place: Broomfield, Colo.

Price: \$591,860

Taxes: New, not yet assessed

The Property: 1 bedroom, 1 full and 2 half baths, 2,841 sq. ft.

Description: Ground floor includes one-car garage behind office/studio/retail space. Two upper floors each include Juliet balconies on the front and decks at the rear. Den could be a possible second bedroom.

Notable: Development also includes condominiums and apartment rentals. Located halfway between Denver and Boulder, near Route 36, sometimes locally referred to as Rocky Mountain's Silicon Valley.

Place: Beaufort, S.C.

Price: \$549,000

Taxes: New, estimated \$2,500 (Local real estate taxes are based on the actual sale price)

The Property: 2 bedrooms, 2 full and 2 partial baths, 2160 sq. ft.

Description: Built in 2007. First floor business space has 12-foot ceilings and a lease in place. Loft apartment has rear entrance with private courtyard and covered patio. Concrete flooring on the first and second floors, pine flooring on third floor.

Notable: Beaufort (pop. 12,000) in state's wealthiest county is just north of Hilton Head, almost halfway between Savannah and Charleston. Nearby is Hunting Island State Park, a popular destination for boating and fishing.

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