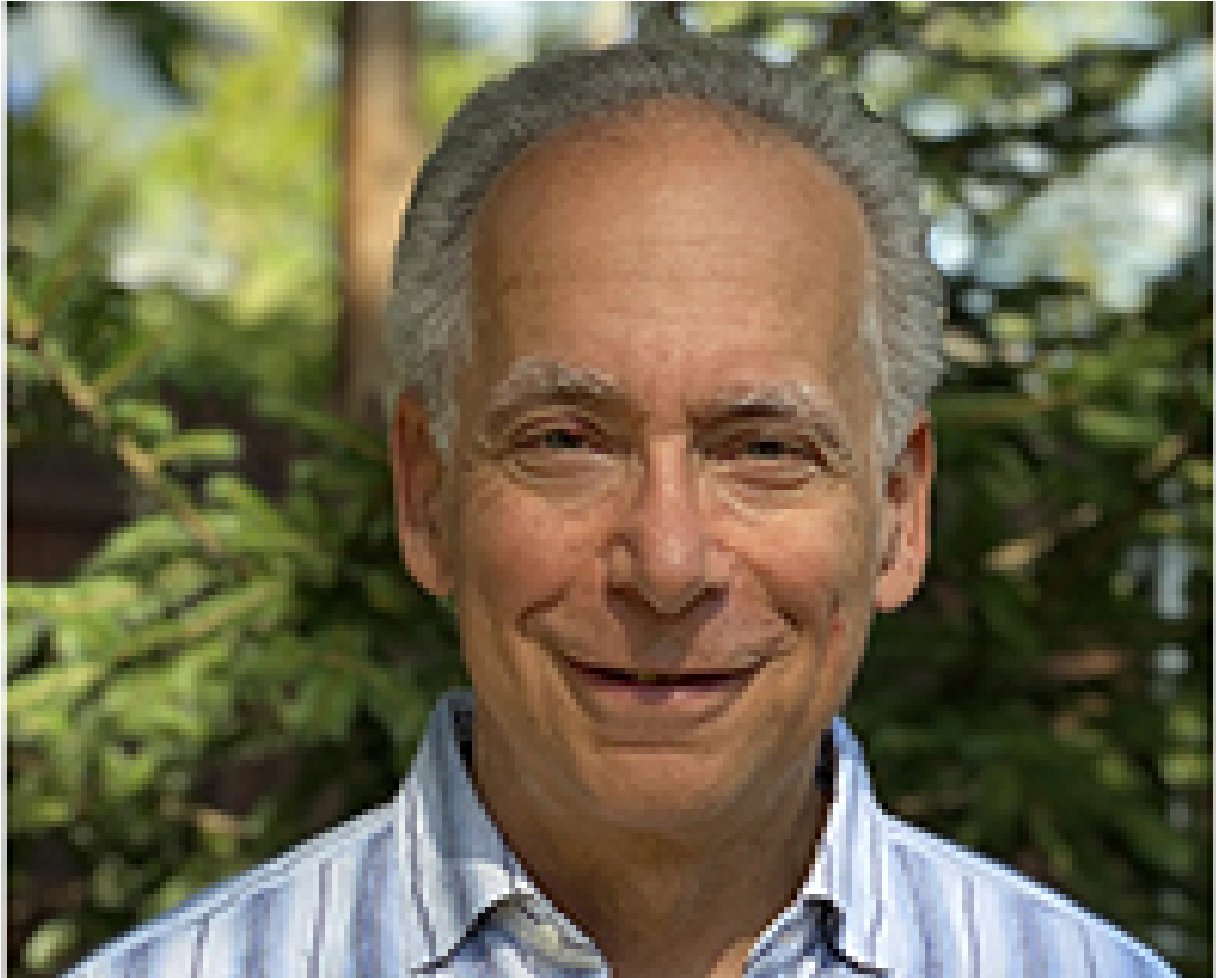




## **Property of the Month: 57-43 Mazeau St.: A multi-family investment opportunity in Maspeth, N.Y - by William Gati**

November 12, 2024 - Spotlights



Located in Maspeth, Queens, at 57-43 Mazeau St., this multi-family, semi-detached building offers the opportunity for investors in the competitive New York real estate market. Combining residential comfort with unmatched convenience, with its desirable location, modern amenities, and thoughtful design. The property features spacious apartment units that enhance livability, ensuring maximum comfort while providing easy access to essential services, schools, and transportation. This makes it a perfect choice for those looking to secure a valuable asset in a thriving community.

### **A Modern Residential Haven**

The property at 57-43 Mazeau St. consists of 14 apartment units, each designed with comfort and functionality in mind. These units offer a variety of layouts to suit different needs, including one-bedroom apartments that span approximately 600 s/f and two-bedroom units that measure

around 900 s/f. All units will be designed to provide residents with abundant natural light and ventilation, creating a living space that feels both spacious and welcoming. This building's design maximizes livability, ensuring that each unit offers plenty of room for leisure and everyday living. Each apartment will feature a typical layout, modern finishes, and energy-efficient appliances, enhancing the overall appeal and sustainability of the home.

#### Desirable Location with Unmatched Accessibility

The advantage of this property is its location. Situated just off Grand Ave., 57-43 Mazeau St. offers convenient accessibility to essential services and amenities. Residents will find pharmacies, restaurants, parks, salons, grocery stores, gyms, and a public library within walking distance, making daily life convenient.

This property is also located in school district 24. P.S. 58, I.S. 73, and Maspeth High School are just a short, five-minute walk from the building. Elmhurst Park is nearby, providing residents with a beautiful green space for outdoor activities, exercise, and relaxation.

Commuters will appreciate the property's connectivity to major transportation routes. The Long Island Expwy. and Queens Midtown Expwy. are both easily accessible, allowing for a smooth drive into Manhattan, less than an hour away. Public transit options are also readily available, with Q58 and Q59 bus stops just steps from the property. These buses provide easy connections throughout Queens and beyond, making it easy for residents to navigate the city.

#### Elevated Living with In-House Amenities

57-43 Mazeau St. offers a range of in-house amenities that elevate the living experience for its residents. The building features on-site parking, dedicated laundry facilities, a recreational space, a community space, and an outdoor space ideal for enjoying a peaceful moment of reflection or simply soaking in the city's skyline.

#### An Investment That Aligns with Market Trends

The Maspeth area is driven by its vibrant community life and proximity to New York City's core. As urban professionals and families look for neighborhoods that offer a blend of accessibility and charm, properties like 57-43 Mazeau St. are becoming increasingly desirable.

From an investment perspective, this multi-family building offers the potential for strong and consistent rental returns. The property's location near major transportation routes and its easy access to public transit makes it highly appealing to a wide range of tenants. Additionally, as demand for quality housing continues to rise across New York, properties in stable, growing neighborhoods like Maspeth will likely see long-term value appreciation.

For investors, 57-43 Mazeau St. represents a chance to capitalize on the area's ongoing development and growth. The property's solid construction, modern amenities, and prime location ensure that it will continue to attract tenants and remain a valuable asset in any real estate portfolio.

#### Final Thoughts

57-43 Mazeau St. is a prime investment opportunity in one of New York's thriving neighborhoods. With its design, resident-focused amenities, and desirable location, this property offers a unique chance to secure a foothold in the competitive Queens real estate market. Modern features and a vibrant community atmosphere position it as a sought-after rental property. Don't miss the opportunity to invest in a property that embodies the best urban living.

Whether you're an investor looking to add a high-quality asset to your portfolio or a prospective resident seeking a well-designed home in a vibrant community, this property should not be missed. The building's potential for strong rental returns and long-term appreciation makes it a standout option in today's market. As interest in Maspeth continues to grow, 57-43 Mazeau St. is well-positioned to be a hot listing and a wise investment for years to come.

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