

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



24 Montpelier  
Atlantic City, NJ 08401

Asking \$499,000.00



## COMMENTS

Location: Situated in the desirable Chelsea area, known for its amenities and accessibility [6].  
Occupancy: All 4 units are currently occupied, indicating stable rental income potential [6].  
Building Condition: Recently passed state inspection and features a new roof installed last year, ensuring reduced immediate maintenance costs [6].  
Investment Potential: The combination of location, occupancy rate, and recent improvements makes it a promising investment opportunity.  
Please call or email for further information. This will be a short Sale

## PROPERTY DETAILS

ParkingGarage	Basement	Heating	Water
None	6 Ft. or More	Head Gas-Natural	Public
	Room		
	Finished		
	Full		
	Outside Entrance		

Sewer  
Public Sewer



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bw@bergerrealty.com

