



**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

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

Sewer  
Public Sewer



Ask for Bob Wilkins  
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