



**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 Graham Ginn  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: gmg@bergerrealty.com  
<https://www.ocnj.com>

