

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 John Van Stone  
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