

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



213 Montpelier  
Atlantic City, NJ 08401

Asking \$329,900.00



#### COMMENTS

This charming duplex presents a rare opportunity for both homeowners and investors alike! The main home featuring 2 floors of living offers 3 bedrooms and 1 bathroom on the top floor and kitchen dining and living room on the main level best of all it is currently vacant and ready for immediate occupancy allowing you to personalize the space to your liking. Enjoy the unparalleled convenience of being just blocks from the beach, boardwalk, casinos, a wide array of shopping options, and a diverse selection of restaurants. Perfect for the growing family with its proximity to several schools including Stockton University further which enhances its appeal. The ground level houses a separate 2-bedroom, 1-bathroom unit, offering significant potential for rental income. While the property is being sold as-is and may require some TLC, this presents a unique chance to increase value and capitalize on a highly desirable location. Whether you're looking for a primary residence with built-in income or a promising investment property, this duplex is a must-see and a great value in today's market Don't miss this exceptional opportunity!

#### PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
None	Gas-Natural	Window Units	Public

Sewer  
Public Sewer



Ask for Tony Bono  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ab@bergerrealty.com

