

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 las year, ensuring reduced immediate maintenance costs [6]. Investment Potential: The combinatio...

|                       | PROPER   | TY FEATURES            |                 |
|-----------------------|--|------------------------|-----------------|
| ParkingGarage<br>None | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Full<br>Outside Entrance | Heating<br>Gas-Natural | Water<br>Public |

Sewer Public Sewer

## CONTACT

Scan to see Property page

Ask for Mark Kolmer **Berger Realty Inc** 109 E 55th St., Ocean City Call: 609-437-4142 Email to: mkj@bergerrealty.com



| Berge  |   |  | Berger Realty, Inc.<br>55th & Haven Avenue<br>Ocean City, NJ 08226<br>609-399-0040<br>☑ info@bergerrealty.com | REALT             |
|--|---|--|---|-------------------|
| 24 Montpelier, Atlantic City, NJ, 08401                      |   | Price \$499,000.0  |   |                   |
|  |   | Total Rooms<br>Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Numbe<br>Listing #<br>Taxes |   | 2<br>5864<br>7130 |
|  | COM   | IMENTS   |   |                   |
| Building Condition   | units are currently occupi<br>n: Recently passed state i                                  | nspection and f  | eatures a new roof ins  | talled la         |
| year, ensuring i<br>combinatio                               | educed immediate maint PROPERT  | Y FEATURES   | [6]. Investment Pote  | ntial: 1          |
| combinatio   |   |  | Water<br>Public   | ntial: 1          |
| combinatio<br>ParkingGarage                                  | PROPERT<br>Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Full                     | Y FEATURES<br>Heating  | Water   | ntial: 1          |
| combinatio<br>ParkingGarage<br>None                          | PROPERT<br>Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Full<br>Outside Entrance | Y FEATURES<br>Heating  | Water   | ntial: 1          |
| Combinatio<br>ParkingGarage<br>None<br>Sewer<br>Public Sewer | PROPERT<br>Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Full<br>Outside Entrance | Y FEATURES<br>Heating<br>Gas-Natural   | Water   |                   |