

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