

# Berger Realty

Since 1928



Berger Realty, Inc.  
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8 Montpelier  
Atlantic City, NJ 08401

Asking \$750,000.00



## COMMENTS

Investor opportunity in the heart of Atlantic City! Welcome to 8 N Montpelier Avenue, a fully occupied, income-producing triplex with an additional rooming house setup, located just 2.5 blocks from the beach. The property features one 3-bedroom, 1-bath unit, two 2-bedroom, 1-bath units, and a rooming area consisting of six rentable rooms. The rooming house is supported by two shared full bathrooms, with one room offering a private half bath. Some units have already been rehabbed, providing added value and upside potential. Each apartment pays its own utilities, while the owner is responsible only for the utilities in the rooming area. Tenants enjoy shared outdoor spaces including a back deck and patio—perfect for relaxation or entertaining. With 100% occupancy and an annual income/expense sheet available upon request, this property is ideal for a savvy investor looking to step into a turn-key opportunity in a prime location near the beach and boardwalk.

## PROPERTY DETAILS

|                 |                 |           |                |
|-----------------|-----------------|-----------|----------------|
| OutsideFeatures | ParkingGarage   | Heating   | Cooling        |
| Curbs           | Attached Garage | Baseboard | Ceiling Fan(s) |
| Deck            |                 | Radiator  | Window Units   |
| Fenced Yard     |                 |           |                |
| Sidewalks       |                 |           |                |

Water

Sewer  
Public Sewer



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