

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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108 Montpelier Ave Apt 210  
Atlantic City, NJ 08401

Asking \$109,000.00



SJSRMLS

## COMMENTS

\*\*\*\*\*WELCOME HOME TO ISLAND CLUB LOCATED ON THE WORLD-FAMOUS ATLANTIC CITY BOARDWALK OCEAN FRONT BUILDING W/ PRIVATE GATED PARKING LOT STEPS AWAY\*\*\*\*\* THIS SUPER AFFORDABLE W/ LOW TAXES AND LOW HOA FEES STUDIO CONDO ON THE BEACH! BEST SUMMER EVER WITH THE BEST BEACH AND BOARDWALK STEPS AWAY! THIS STUDIO CONDO FEATURES ONE ROOM W/ KITCHEN, MURPHY BED AND A WALL OF BUILT INS PLUS A FULL BATHROOM. ENDLESS DINING, ENTERTAINMENT AND NIGHTLIFE W/ 11 CASINOS, COUNTLESS RESATURANTS AND SO MUCH MORE. CONDO FEE INCLUDES ALL UTILITIES HEAT/ AC, ELECTRICITY, SEWER, WATER, EXCEPT PHONE, INTERNET AND TV. LAUNDRY ON SITE AND EXTERIOR COMMON AREA MAINTENANCE. PLS BE ADVISED UNITS MAY NOT BE RENTED PRIOR TO A UNIT BEING OWNED FOR 2 YEARS. SHOWING BY APPOINTMENT DUE TO GATE LOCK ENTRANCE ON SITE OWNERS WILL MEET YOU AND UNLOCK THE GATE. LOCKBOX ON UNIT FRONT DOOR.

## PROPERTY DETAILS

|               |                  |                       |                        |
|---------------|------------------|-----------------------|------------------------|
| ParkingGarage | InteriorFeatures | Heating               | Cooling                |
| None          | Elevator         | Baseboard<br>Electric | Electric<br>Wall Units |

Water

Sewer  
Public Sewer



Ask for Michael Wallitsch  
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