

# Berger Realty

Since 1928



Ocean 17  
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108 Montpelier Ave  
Atlantic City, NJ 08401

Asking \$125,000.00



## COMMENTS

Look no further for your affordable escape to the beach! Welcome to the Island Club! Step outside your door and enjoy all of Atlantic City's casinos and fine dining. Girasole, Cafe 2825, & Knife & Fork are all within walking distance to your new home. This property is located at the beginning of the world famous Atlantic City Board Walk, also known as the Chelsea neighborhood. Breathtaking view of the ocean just by looking out your door, or sitting under your covered deck! Tile floor throughout. New light fixtures and ceiling fan. The kitchen features a new granite counter top. Classic tile bathroom with tub. The space is utilized and set up perfectly to accommodate 4 guests with a murphy bed, and couch bed. There is ample storage in this unit. Furniture is included with the price of the sale. Just bring your weekend bag! Gated community- gate access for inhabitants to enter, cars, and secure bike rack. One parking spot in gated area under the units. Mailroom/common room, and elevator. This community consists of 72 units. Laundry on premises. ALL utilities, trash, exterminator, & management fee included in price of condo fees! Please note, you must own it two years before being allowed to rent it out.

## PROPERTY DETAILS

|               |            |                |              |
|---------------|------------|----------------|--------------|
| ParkingGarage | Heating    | Cooling        | Water        |
| None          | Electric   | Ceiling Fan(s) | Public Water |
|               | Forced Air | Electric       |              |
|               |            | Wall Units     |              |



Ask for Peter Harp  
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