

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3402 Winchester Ave  
Atlantic City, NJ 08401

Asking \$395,000.00



#### COMMENTS

Welcome to 3402 Winchester Ave., Atlantic City! Whether you're looking to be near the ocean, casinos and nightlife, or looking to escape your day to day with some beach time, you can call this property your home! There's an opportunity for an investor to start their portfolio of rental properties or add onto an existing list of homes to rent. This duplex, one is occupied with tenants and has 3 bedrooms, 1 full bath and 1 bath with a toilet only, the other has 3 bedrooms, 1 full bath and 1 bath with a toilet and shower is being sold in as is condition with buyer responsible for any repairs for use & occupancy to obtain a certificate of occupancy requirements. Lower level is currently occupied with tenants. Will advise the situation upon request. Tenants require 24 hour notice to show property. Location is a key feature. Walking distance to the beach, a short drive to the Outlet stores, casinos and restaurants.

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural Radiator	Public	Public Sewer



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jjs@bergerrealty.com

