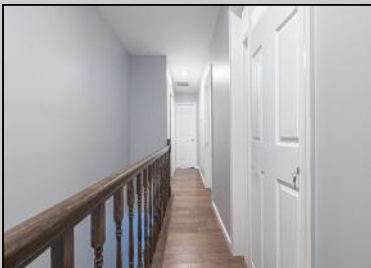


# Berger Realty

Since 1928



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



35 Windsor  
Atlantic City, NJ 08401

Asking \$849,900.00



#### COMMENTS

Welcome to 35 S Windsor Ave, Atlantic City – just one block from the beach! This spacious and updated legal duplex with in-law suite offers multi-use and income potentials. The main (owner-occupied) unit spans three stories with 5 bedrooms and 2.5 bathrooms. It features new HVAC systems, updated bathrooms, and modern flooring throughout, with the first floor needing final touches including flooring and kitchen cabinetry. The lower-level rental unit includes 2 bedrooms and 1 bath, with separate gas and electric utilities paid by the tenant. An additional studio suite with a private bath is also located on the lower level. Owner pays water/sewer and electric for the studio. Ideal location near the boardwalk, public transit, and shopping. A must-see for investors or owner-occupants!

#### PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
None	Forced Air	Ceiling Fan(s)	Electric
	Gas-Natural	Central	Gas
		Electric	
Water	Sewer		
Public	Public Sewer		



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

