

# Berger Realty

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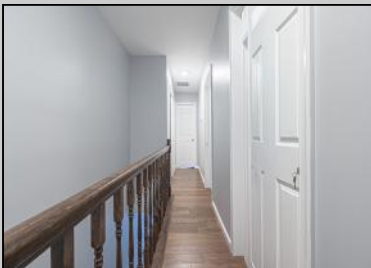
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Ocean City, NJ 08226  
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**35 Windsor**  
**Atlantic City, NJ 08401**

**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 |                |          |



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