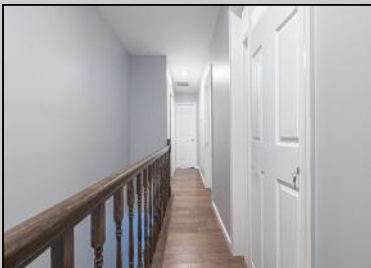


Berger Realty

Since 1928



Berger Realty, Inc.
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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 | | |



Ask for Thomas Byrne
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