

# Berger Realty

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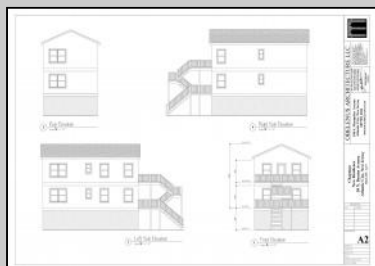
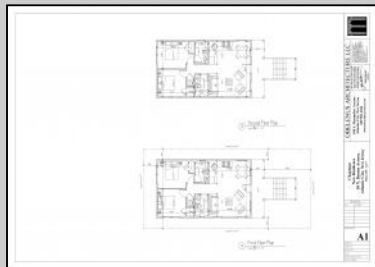


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**38 Boston**  
**Atlantic City, NJ 08401**

**Asking \$624,999.00**



## COMMENTS

In the heart of one of Atlantic City's most up-and-coming neighborhoods, 38 N Boston Ave presents a rare opportunity to own affordable, high-quality NEW construction with exceptional potential for appreciation. This brand-new, stick-built duplex features two units, each offering approximately 800 square feet with 2 bedrooms and 2 full bathrooms. Designed for flexibility, the property is ideal for investors or owner-occupants seeking immediate income, a primary residence, or a stylish shore retreat. Each unit will feature luxury vinyl flooring, granite countertops, stainless steel appliances, central air, a tankless hot water heater, a washer/dryer, an outdoor shower, and off-street parking. Prime location near the beach, boardwalk, Tropicana, Boardwalk Hall, The Walk outlets, and renowned local dining. Eligible for Atlantic City's five-year tax abatement and special financing programs. Estimated completion summer 2026.

## PROPERTY DETAILS

|                  |                |             |             |
|------------------|----------------|-------------|-------------|
| Outside Features | Parking/Garage | Other Rooms | Heating     |
| Curbs            | None           | Den/TV Room | Gas-Natural |
| Deck             |                | Dining Area |             |
| Fenced Yard      |                | Kitchen     |             |
| Outside Shower   |                |             |             |
| Patio            |                |             |             |
| Porch            |                |             |             |
| Sidewalks        |                |             |             |



Ask for Patricia Moss  
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Sewer  
Public Sewer

