

# Berger Realty

Since 1928

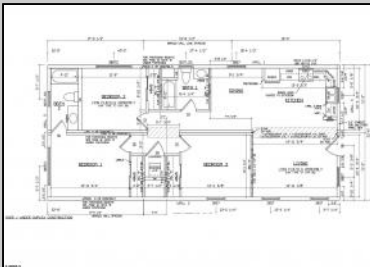
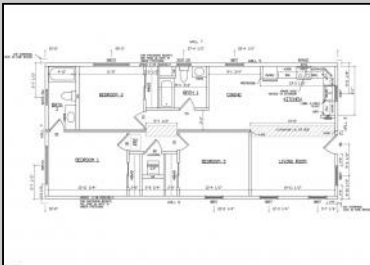
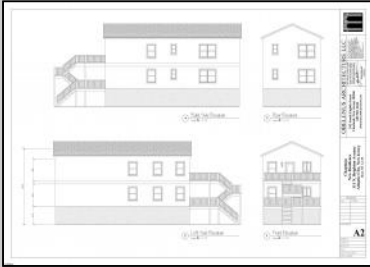


**Berger Realty, Inc.**  
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**21 Sovereign  
Atlantic City, NJ 08401**

**Asking \$599,000.00**



## COMMENTS

Presenting a unique NEW CONSTRUCTION opportunity in Atlantic City. This gem features an impeccable duplex property located at 21 N Sovereign Ave. in AC, on an oversized lot of 28X100. Imagine living in your own brand new, never before lived-in home for 599K!! Live, invest, spend your summers, weekends or retire without breaking the bank. There are so many ways to enjoy and monetize this property. Live in one unit and rent the other. Condo conversion. Rent both units. Airbnb. 2-family living. The possibilities are endless. Each unit features 3 bedrooms (1 en-suite) 2 full baths with a spacious format of 1140 ft.<sup>2</sup> ( that's 2280 ft.<sup>2</sup> total) of air conditioned space. Rounded out with a front deck, off-street parking and an oversized backyard. Centrally located and within walking distance to the boardwalk, beach, bay, Boardwalk Hall, Tropicana Casino, The Walk Outlets, and iconic dining like Café 2825, Angelo's, White House, Doc's and the Knife and Fork. This is Atlantic City living at its finest. Some of the new features include but are not limited to: Luxury vinyl flooring throughout, granite countertops, exterior vinyl fencing, tankless hot water heater, central air conditioning, irrigation system, 6 foot crawl space for plenty of storage, natural gas, garbage disposal, front deck, stainless appliances, washer/dryer, outdoor shower and 2 car off street parking. Atlantic City is one of the best beach towns in the United States to buy a home for the second year in a row, a study from Realtor.com finds. There's also a five year tax abatement for new construction. Be sure to inquire about the special financial programs Atlantic City is offering. Estimated completion date is first quarter 2025.

## PROPERTY DETAILS

Ask for Evelyn "Eli" Schweibin  
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Basement  
6 Ft. or More Head



Cooling  
Central

HotWater  
Electric  
Tankless-electric

Public

Sewer  
Private