

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1531 C Morris Cain Pl  
Atlantic City, NJ 08401

Asking \$170,000.00



## COMMENTS

Completely gutted, raised, and reimagined in 2016, this charming 2-bedroom, 1-bath, 2-story home offers the perfect blend of modern convenience and coastal living. With 902 sq ft of updated interior space, this low-maintenance gem features a tankless water heater, dual-zone HVAC system, and a new roof installed just 3 years ago. All mechanicals have been replaced within the past 10 years. With a little cosmetic updating and sweat-equity, this is the perfect home for a first-time buyer, downsizer, or investor looking to add value in a growing market. Low taxes and affordable flood insurance make it an attractive option for those seeking cost-effective ownership near the shore. Located just steps from the Atlantic City PAL Center, the property is situated in a community-focused neighborhood close to the beach, Boardwalk, casinos, and Tanger Outlets. Enjoy easy access to public transportation and major highways, making this a convenient choice for year-round living or a smart second-home opportunity. Whether you're starting fresh, investing in coastal real estate, or looking for a property with strong long-term potential? 1531 C Morris Cain Pl is a standout opportunity.

## PROPERTY DETAILS

Exterior	Parking/Garage	Appliances Included	Also Included
Brick	None	Dishwasher	See Remarks
Vinyl		Gas Stove	
		Microwave	
		Refrigerator	



Ask for Brian Kolmer  
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