



**35 Bayshore
Green Creek, NJ 08204**

Asking \$549,000.00



COMMENTS

The Best Place In The Area! These are the comments from Airbnb clients. Great Income Potential with Multiple Structures. Motivated seller prioritizing on a cash buyer that can do a 30-day closure However...All reasonable offers will be considered. Discover this spacious, meticulously maintained property located at 35 Bayshore Rd, Green Creek, NJ. This estate offers a unique blend of residential comfort, versatile workspaces, and potential rental income, all just a 3-minute drive from the famous Norbury's Landing. This Property is approx. 1.06 Acres This parcel hosts three distinct buildings and an extremely oversized parking area designed to accommodate multiple vehicles and guests. Tesla charging station and Room for RV or Boat storage. Let's not forget the hot tub. 3 Buildings are as follows... 1. Three-Story Farmhouse (3 Bedrooms, 2.5 Baths) (approx. 1600Sq Ft\') Main Floor: Features a remodeled, updated kitchen, a half-bath, a living room, and an oversized master suite. The master suite includes additional workspace and a fireplace converted to a blue flame heater. Second Floor: Contains the second and third bedrooms and the second full bathroom. Top Floor: Provides a substantial blank canvas space, offering the next owner flexibility for customization. Exterior: Enjoy the history and tranquility of the classic front porch. Heat provided by blue flame heater, Air provided by Window AC throughout. 2. Two-Story Loft Barn (1 Bedroom, 1 Bath) (approx. 800Sq Ft\') A versatile structure perfect for use as an office, art studio, or additional residence. Heat and air conditioning provided by Mini Split. 3. Three-Bay Pole Barn (approx. 30\' x 60\') (approx. 1800Sq Ft\') Currently utilized as a storage building with three bays. The space is partially rented for boat storage, while the remainder is used for the owner's personal items. Photos speak 1000 words. See the recreation area the current owner created. It's priceless. Investment Highlights & Financials Airbnb Income: This property has a proven rental history. 2024 Airbnb rental income exceeded \$40,000. 2025 Airbnb rental income exceeds \$26,000 to date. Sale Inclusion: The property is being sold furnished, with the exception of the owner's personal items. Note: All lot and building sizes are approximate and should be confirmed with an official survey.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
Wood	Deck	See Remarks	Kitchen
	Porch	Gravel Driveway	Eat-In-Kitchen
	Grill		Laundry/Utility Room
	Cable TV		Loft
	Whirlpool/Spa		Storage Attic
			See Remarks

Berger Realty

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Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



InteriorFeatures
Cathedral Ceilings
Wood Flooring
Smoke/Fire Alarm
Storage
Walk in Closet
Laminate Flooring
Vinyl Flooring

AppliancesIncluded
Range
Oven
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Smoke/Fire Detector
Stove Natural Gas

AlsoIncluded
Drapes
Curtains
Shades
Blinds
Rugs
Furniture
See Remarks
Window Treatments

Heating
Electric
Space/Wall/Floor
Split

Cooling
Ceiling Fan
Wall Air Conditioning
Split

HotWater
Electric
Gas- Natural

Water
City

Sewer
Septic



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

