



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

• Since 1928 •



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 Thomas Horan
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: tph@bergerrealty.com

