

\$1,188,000 - 37519 Oyster House Rd, Rehoboth Beach

MLS® #DESU2098906

\$1,188,000

3 Bedroom, 2.00 Bathroom, 576 sqft

Residential on 0.37 Acres

NONE AVAILABLE, Rehoboth Beach, DE

APPROVED preliminary plans to build three, 5 bed 4 bath homes! East of route one and an easy walk to Rehoboth Ave. Discover a rare opportunity to own a fully renovated, income-producing Rehoboth Beach cottage while unlocking incredible development potential. This charming coastal retreat sits on nearly half an acre and features a beautifully updated main cottage along with a separate in-law suite—perfect for extended family or vacation guests. The property currently operates as a successful short-term rental, generating approximately \$45,000 per summer, even with two weeks reserved for the owner’s family.

Beyond its charm and consistent income, this property offers something truly special: C-1 zoning with preliminary approval already in place for three new 5-bedroom, 4-bath homes. Whether you’re an investor seeking steady cash flow while you plan your project, or a developer ready to take advantage of the area’s booming new construction market, this property checks every box. New development around the corner has sold homes exceeding of \$1.6 million, proving the strong demand for high-end coastal living in this location.

Situated just one lot from the Rehoboth-Lewes Canal, the property offers easy access to everything that makes Rehoboth Beach so desirable. A new city-approved bike path



located about 40 feet away will soon connect directly to Rehoboth Avenue and the Boardwalk, allowing guests or future homeowners to enjoy the beach, dining, and shops without ever starting a car.

Located outside of Rehoboth Beach city limits, the property falls under Sussex County jurisdiction—making the permitting process simpler, faster, and more cost-effective. And to make things even easier, the listing agent is a local builder and contractor who can complete the future builds for the new buyer.

This is an exceptional opportunity to own a cash-flowing Rehoboth Beach classic with the potential to develop three new luxury homes in one of Delaware’s most coveted coastal destinations.

Buyer to confirm all permitted land uses with Sussex County. Seller is a licensed Delaware REALTOR, local builder/contractor, and the listing agent.

Built in 1960

Essential Information

MLS® #	DESU2098906
Price	\$1,188,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	576
Acres	0.37
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	37519 Oyster House Rd
Area	Lewes Rehoboth Hundred (31009)
Subdivision	NONE AVAILABLE
City	Rehoboth Beach
County	SUSSEX-DE
State	DE
Zip Code	19971

Amenities

View	Canal
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Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior Features	Deck(s), Fenced-Fully
Foundation	Crawl Space
Other Structures	2nd House

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	October 16th, 2025
Days on Market	31
Zoning	C-1

Listing Details

Listing Office	Crown Homes Real Estate
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Listing information last updated on November 15th, 2025 at 5:15pm EST