

\$3,299,000 - 16 Delaware Ave, Rehoboth Beach

MLS® #DESU2087708

\$3,299,000

10 Bedroom, 4.50 Bathroom, 3,300 sqft

Residential on 0.12 Acres

SOUTH REHOBOTH, Rehoboth Beach, DE

Charming Turn-of-the-Century Cottage with Significant Income Potential – Just Steps from the Rehoboth Beach Boardwalk
Main House: 7 Bedrooms | 3.5 Baths -
Guest House: 3 Bedrooms | 1 Bath -
Two Rental Licenses | Six-Figure Annual Income

Nestled on the ocean block of one of Rehoboth's most iconic locations, 16 Delaware Avenue is a rare opportunity to own a piece of coastal history just steps from the iconic boardwalk and sandy beaches. This charming turn-of-the-century cottage offers classic character and exceptional investment potential in the heart of Rehoboth Beach. The main house features 7 spacious bedrooms and 3.5 baths, and a new kitchen perfect for large gatherings or multiple tenants. In addition, a detached guest house offers 3 bedrooms and 1 full bath, ideal for overflow guests or an additional rental stream. With two active rental licenses, the property is a proven income generator, already bringing in six figures annually with low operating costs given the newly installed solar array.

There's additional upside: with thoughtful updates and enhancements, rental income could easily double, as demonstrated by comparable nearby properties. Whether you're looking for a full-time beach retreat, a vacation getaway, or a high-performing investment, this property offers the flexibility and location that discerning buyers seek.

Enjoy morning strolls along the boardwalk,



easy access to shops and restaurants, and a home filled with vintage charm and modern potential.

Bonus Opportunity: This home can also be purchased in combination with neighboring 18 Delaware Avenue (MLS# DESU2087710), offering a rare chance to own a 100x100 foot compound in one of the most sought-after locations in Rehoboth Beach. Whether you're looking for a private family estate or a high-performing vacation rental portfolio, the possibilities here are truly unique.

Don't miss this exceptional opportunity in the heart of Rehoboth Beach

Built in 1914

Essential Information

MLS® #	DESU2087708
Price	\$3,299,000
Bedrooms	10
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,300
Acres	0.12
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Coastal, Cottage
Status	Active

Community Information

Address	16 Delaware Ave
Area	Lewes Rehoboth Hundred (31009)
Subdivision	SOUTH REHOBOTH
City	Rehoboth Beach
County	SUSSEX-DE
State	DE
Zip Code	19971

Interior

Heating	Heat Pump - Electric BackUp
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	CAPE HENLOPEN
Elementary	REHOBOTH
Middle	BEACON
High	CAPE HENLOPEN

Additional Information

Date Listed	June 6th, 2025
Days on Market	153
Zoning	TN

Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on November 5th, 2025 at 7:30am EST