



# NOW AVAILABLE FOR SALE

11 SHAILOR HILL ROAD | COLCHESTER, CT



New England  
Retail Properties, Inc.

AWARD WINNING VINEYARD, WINERY & EVENT CENTER  
36% INCREASE IN SALES 2019 - 2021



1 WINERY



2 RESIDENTIAL HOME



3 EVENT CENTER



4 VINEYARD

## AWARD WINNING BUSINESS WITH 5-YEAR STRONG SALES AND PROFIT GROWTH

- Operates as a vineyard, winery, production facility, tasting room and event center on 40 acres of land.
- Current production of wine geared towards retail sales on-site and online to 46 states.
- Deemed "Essential Business" during Covid.
- On-site residential home with potential for Bed n' Breakfast



# OFFERING



## BUSINESS HIGHLIGHTS

Once in a lifetime business opportunity with one of New England's finest wineries. This opportunity includes a turn-key, cash flow positive hospitality, events, and wine business that has been recognized as top of its class for decades. Business has 5 year strong sales and profit growth. The opportunity includes a planted vineyard, wedding business, tasting room, production facility, a residential home, and plenty of room for growth. Land area totals 40 acres.

## FUTURE EXPANSION

While the business can be turn key for investors, there is room for growth within the property zoning. Current production is geared towards onsite retail sales, online sales to 46 states, as well as a present project to expand wholesale. In the first 4 months of 2020 the company's wine sales have grown nicely despite the effects of the Covid shut down due to innovative marketing and demand for their well-recognized quality.



### GROWTH OPPORTUNITIES

- Full Service Restaurant
- Cidery
- Brewery
- Onsite Bed & Breakfast
- Increasing Wine Sales

### FINANCIALS

2020 REVENUE	\$1.0 M
2020 EBIT	\$300 K
SALES GROWTH	36% since 2019

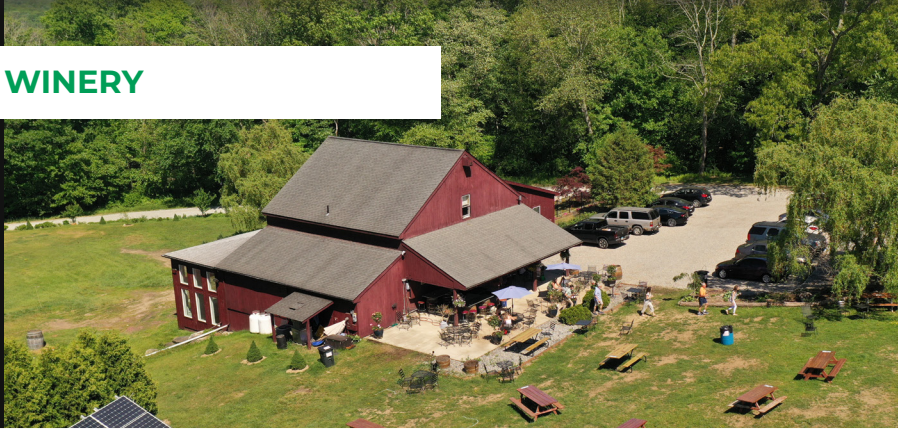
WINERY	
EVENT SPACE	
RESIDENTIAL HOME	
PARKING	
VINEYARDS	
HAY FIELDS	



# TASTING ROOM & EVENT CENTER



## WINERY



### DETAILS

The retail winery space and tasting room is approx. 3,200 SF. There is a winery production area of comparable size and a bridal loft and offices of about 1,500 SF.



## EVENT CENTER



### DETAILS

10,000+ square feet of tents used for seasonal events and weddings. Management staff in place.





# ON-SITE RESIDENTIAL HOME



## ON-SITE RESIDENTIAL HOME

Three bedroom, two and a half bathroom luxury home featured on Better Connecticut. The house is about 2,100 SF with an additional 1,000+ SF of unfinished living space and a 1,000 SF unfinished wine cellar. There is also an approximate 800 SF equipment barn on the property.



FEATURED ON

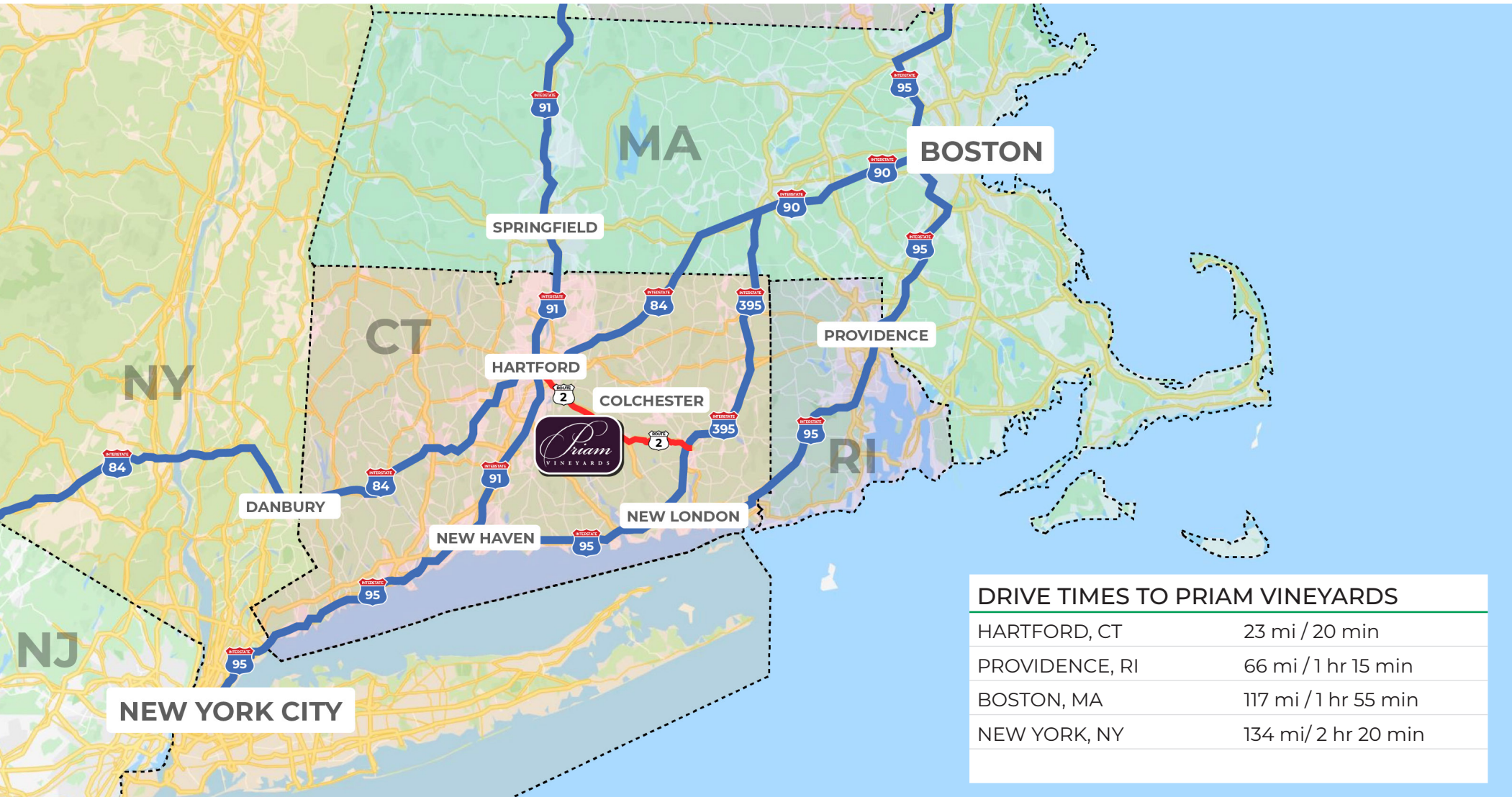




# LOCATION | COLCHESTER, CT



NESTLED IN A QUIANT NEW ENGLAND COMMUNITY YET WITHIN A SHORT DRIVE TO MAJOR MARKETS.



CONTACT KERRY WOOD FOR A NON DISCLOSURE AGREEMENT TO SEE THE FULL FINANCIAL REPORT. PROOF OF FUNDS REQUIRED.