



NOW OFFERING

Niagara Escarpment Estate Winery

Tasting Room | Barrel & Production Room | Historical Residence
Vineyards | Orchard | Rustic Barn Venue
5138 Lower Mountain Road, Lockport, NY 14094



This family owned Estate Winery was founded in 2006 and features a 13,000 sf winery building. Also on the grounds is an historical Vineyard Manor House and Rustic Barn both built in 1826 with stone from the Erie Canal. Nestled among 122+/- stunning acres on the desirable bench of the Niagara Escarpment (AVA) there are 12 acres of vinifera grapes, a 6 acre apple orchard, and an additional 50 plantable acres. With a unique microclimate created by the relationship of the escarpment and Lake Ontario, this property has an ideal growing climate with over 200 frost free days per year and 2600 growing degree days. On the upper escarpment, there is a 29 acre plot that is prime for development.

This property is within a half hour drive to Buffalo International Airport and close proximity to Niagara Falls with millions of tourists visiting each year. This is a turn-key opportunity to step into a rustic yet sophisticated lifestyle as it exists, or as a step toward growing new product lines, market share and more.

For the enchanting history of this property and more details see: <http://niagaraestatewineryforsale.com/>



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Property Details

Wine-making facility built in 2006, 13,000+/- square feet

Includes elegant Tasting Room with guest bathrooms, contemporary Barrel & Production Room lab, offices, full kitchen, pantry, staff bathroom with shower, laundry, climate controlled and dry storage.

The Vineyard Manor House built in 1826 with stone from the Erie Canal, is 2400+/- square feet and has been restored to its original grandeur. It is currently used as an income producing residential property.

The Rustic Barn, also built in 1826 with stone from the Erie Canal, is used as a venue to host weddings and events. It has been preserved and modernized with two large bathrooms and is ADA compliant.

The barn includes an attached maintenance garage. The overall square footage is 5000+/-.



Winery Details

The Niagara Escarpment is recognized as an American Viticulture Area

Residential Vineyard Manor House and Rustic Barn venue to host weddings and events

12 acres planted with Pinot Noir, Cabernet Franc, Riesling, Cabernet Sauvignon, Chardonnay, Merlot

6 acres of apples include Crispin, Cortland, Ida Red, Jonagold

Additional 50 acres can be planted with grapes if needed

Commercial winery license, restaurant license, and liquor license

Excellent management team can remain with business

Active wine club and inventory for wholesale opportunities

Part of a growing and engaged community of wineries

Financials upon request with pre-qualification

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