



2021 |

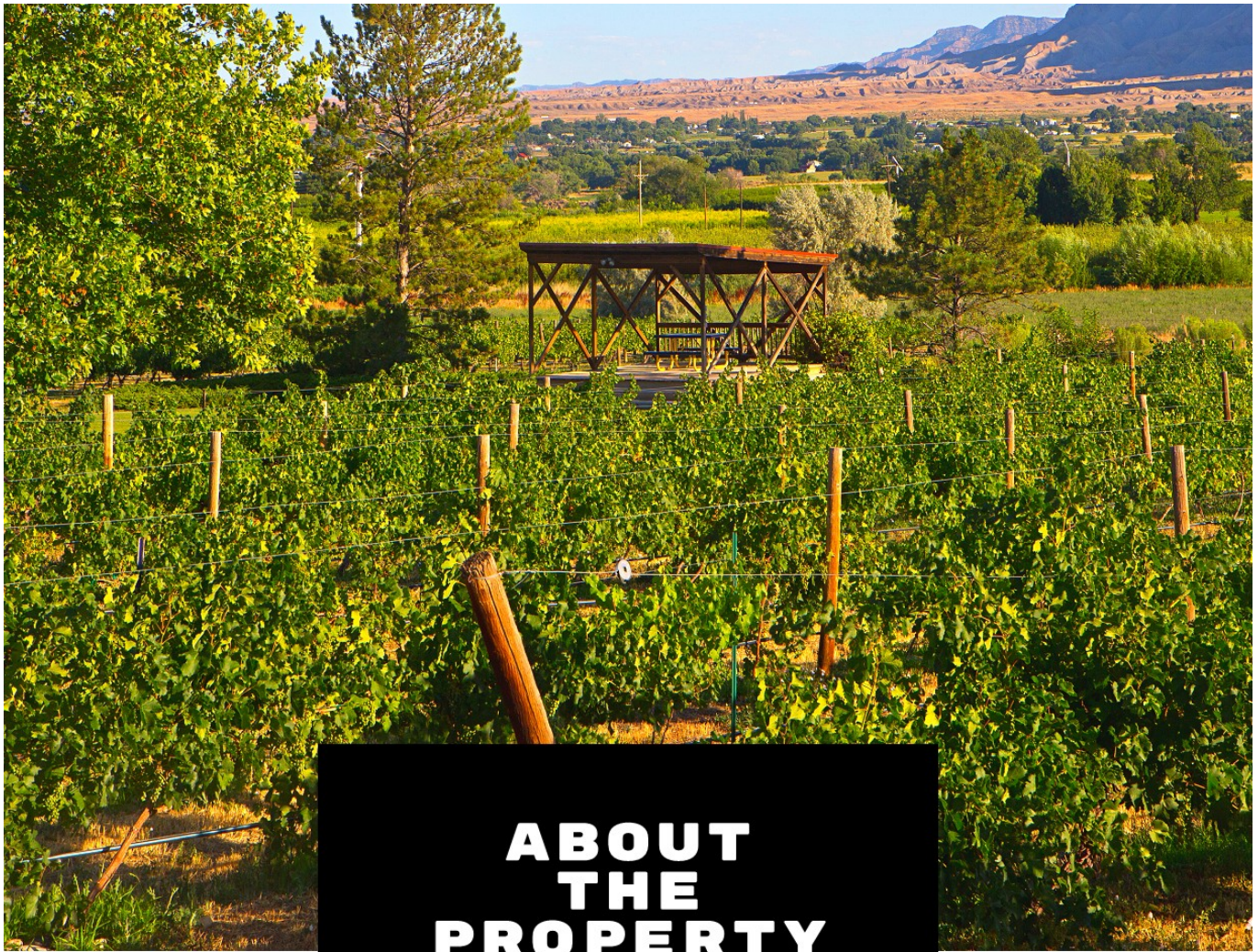
**Colorado Brokers
& Auctioneers**

COLORADO CELLARS

Palisade, CO

Acres: 6

Price: \$3,500,000



ABOUT THE PROPERTY

Easily identified as the oldest active winery in the State, Colorado Cellars real estate and wine business is now being exclusively offered for sale by Colorado Brokers. As impressive as the real estate assets are, the wine business is astounding. Beautifully curated wines, fruit wines, and champagne are produced on-site, and their quality is reflected in the business numbers. Strong income from multiple avenues of liquor stores, winery club members, restaurants, online shipping & more.

The reputation & production of Colorado Cellars is impressive, and equally matched with the wine quality.

The grounds are an ideal location for weddings, events, concerts, and more.

Ample parking, large tasting room, outdoor seating, and a private pergola placed between two vineyards make for a stunning venue.

PROPERTY POINTS

- **1975 FIRST COMMERCIAL VINES PLANTED**
- **1978 COLORADO MOUNTAIN VINEYARDS FOUNDED**
- **1980 WINERY BUILDING**
- **2002 TASTING ROOM CONSTRUCTED**
- **6.03 TOTAL ACRES**
- **2 ACRES VINES**
 - **MERLOT, GEWURZTRAMINER**
- **12,000 CASES/YEAR**
- **THOUSANDS OF ACTIVE ACCOUNTS**
- **7,508 TOTAL SQUARE FEET**
- **IDEAL HOMESITE LOCATION**
- **STRONG INCOME**





**UNITED
COUNTRY**

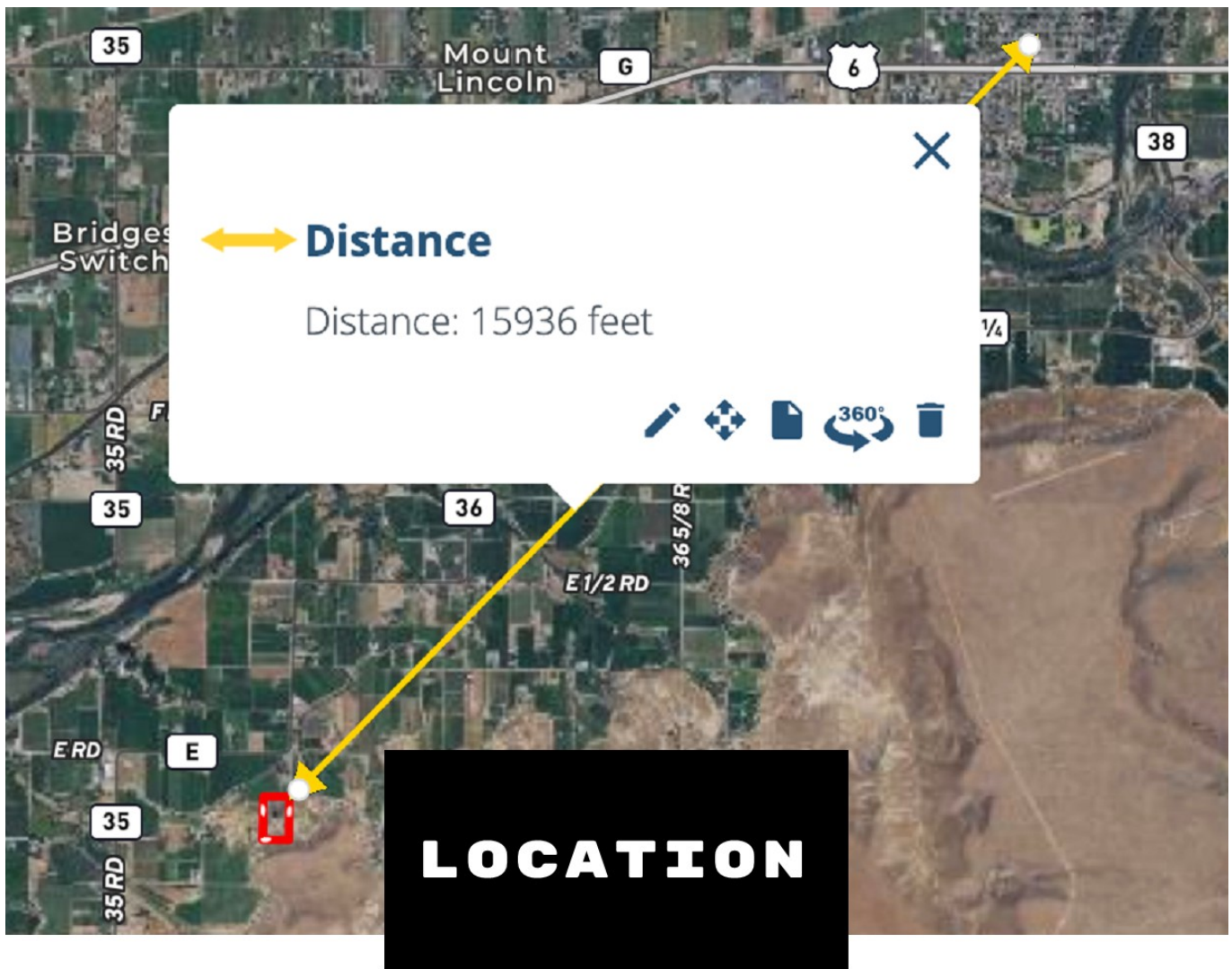
TASTING ROOM



UNITED
COUNTRY







The property is a mere 3 miles from the center of town, and a quick drive to downtown Grand Junction or GJT airport. Located just South and West of Palisade, Colorado. Growing in the wine belt of Colorado, cool evenings and warm days make for ideal grape production.

Centered in the outdoor recreational haven of the Western Slope, there's no shortage of outdoor activities to be had. From mountain biking, rafting on the Colorado River, and plenty of mountaineering & hiking, it's all close by. And the local dining is building a great reputation.



REAL ESTATE ASSETS

- 6.03 acres
- 2 acres vines
 - Merlot, Gewurztraminer
- Manicured lawn / Pergola
 - Ideal for events, concerts
- Pressurized irrigation system
- 7,508 square foot building
 - Tasting room
 - Winery
 - Inventory storage
- Multiple storage sheds

The real estate assets include everything to pick up a profitable winery & business and hit the ground running. With an expansive winery room, storage/inventory room, offices, main tasting room, outdoor seating, event areas & substantial of parking, the property has plenty of room for expansion with events.



WATER RIGHTS

As a water user in the Orchard Mesa Irrigation District, the location and water rights on the property are plentiful. The canal passes through the southern boundary of the property, with a direct access to the irrigation rights. With 6 acres, this property is allocated 6 shares of OMID water, plentiful for the vines grown on site.

The main winery building is fed by a Ute Water Company water tap. Unlimited commercial water usage. Heated with Natural Gas & cooled with air conditioning, the tasting room is very comfortable. The rear portions of the building are recessed into the hillside, creating a naturally cool environment for making wine without external influences.



HISTORY

1975 – Colorado's first commercial vines planted at present winery grounds
1978 – Colorado Mountain Vineyards – states first commercial winery is founded by 11 investors
1982 – Barrel fermentation techniques initiated
1986 – Colorado Cellars brand created / became sole proprietor
1995 – Custom Stainless Steel Tanks installed
2003 – Ground level tasting room built

2005 – www.coloradocellars.com created
2009 – Land purchased and new vineyard is planted
2011 – Enters Gov's cup, all 24 wines brought win medals
2015 – Amphora tanks – hold 1,211 liters (concrete wine tanks) inspired by ancient Romans
2016 – CO Cellars produces Trinity Champagne
2017 – 20 Custom-made hectolitre tanks bought (holds 528 gallons each)



WINE BUSINESS

With a strong reputation & history as the oldest winery in the state, Colorado Cellars has built an impressive wine business. Strong financials make this winery an intelligent purchase when analyzing the real estate & business assets. Ease of ownership can be facilitated with hiring of a full time manager, which is easy to find in the Palisade area.

Colorado cellars has detailed documents for business performance, real estate assets, vendors & business lists, equipment lists, wine production & procedures, and ownership is willing to assist with transitionary period for new owners.



6.03 Acres

MEET THE TEAM

United Country Colorado Brokers



Vineyard & Winery Experts

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