

Building Better Communities With.....



Clearview Vineyard & Winery



For Property Information or to schedule an appointment contact:

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CLEARVIEW VINEYARD
35 Clearview Ln
Warwick, NY 10990

FOR SALE

PROPERTY FEATURES

ASKING PRICE: \$1,800,000

Acres	10.1
Zoning	MT (Mountain)
Taxes	\$23,908

HIGHLIGHTS

- ☐ Unique opportunity to own an active Vineyard + Single family residence
- ☐ 3,800 Square foot Winery and Tasting room on premises with full production basement
- ☐ Sale includes all inventory, equipment, furniture, fixtures
- ☐ 900 grape plants growing in the Vineyard, producing roughly 15,000 bottles of wine per year.
- ☐ Wine Tasting room indoor capacity is 99 people and up to 160 people with outdoor seating

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Vineyard Information

- ❑ Unique opportunity to own an operational Vineyard + Single family residence
- ❑ 3,800 Square foot Winery and Tasting room on premises with full production basement
- ❑ 900 grape plants growing in the Vineyard, producing roughly 15,000 bottles of wine per year
- ❑ Wine Tasting room indoor capacity is 99 people and up to 160 people with outdoor seating
- ❑ **Rated 14th best Vineyard in the US by Travel + Leisure in 2017**
- ❑ 863 Cases of wine in inventory, a gross retail value of \$191,000
- ❑ Sale includes all inventory, equipment, furniture, fixtures totaling \$522,000
- ❑ Current NOI of approximately \$104,000
- ❑ Clearview is one of the Wineries featured on the Shawangunk Wine Trail in the Hudson Valley

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CLEARVIEW VINEYARD LAYOUT



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