Building Better Communities With..

Clearview Vineyard & Winery



For Property Information or to schedule an appointment contact:

Samuel Adler Rand Commercial NYS Licensed Real Estate Salesperson/NJ Sales Associate (C) 917-596-3067 Samuel.adler@randcommercial.com

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CLEARVIEW VINEYARD 35 Clearview Ln Warwick, NY 10990

FOR SALE

PROPERTY FEATURES

ASKING PRICE: \$1,800,000

Acres Zoning Taxes 10.1 MT (Mountain) \$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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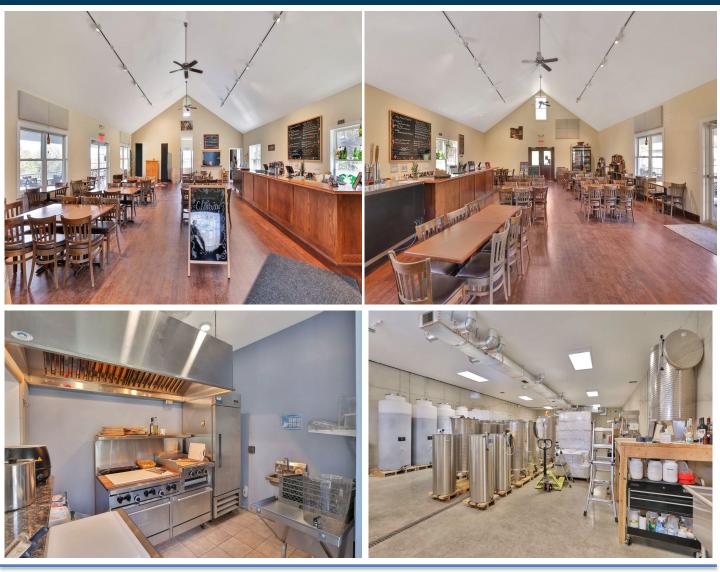
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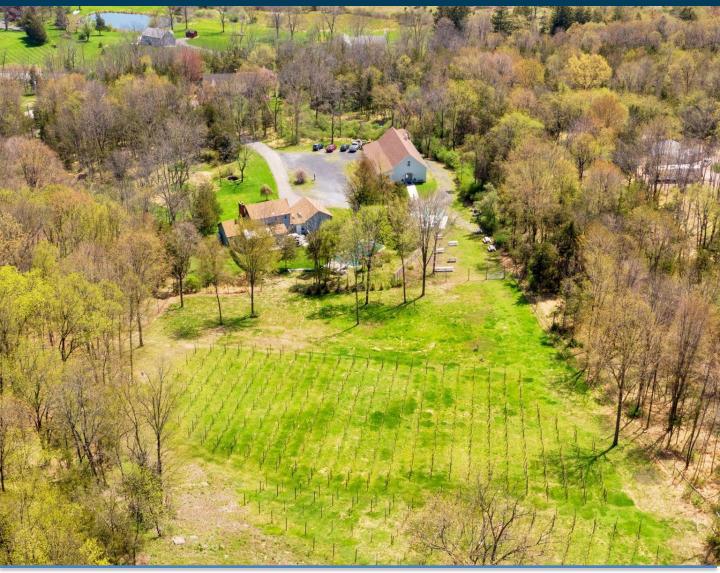
CLEARVIEW VINEYARD LAYOUT



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