



DUNCAN | BRITISH COLUMBIA

Averill Creek Vineyard

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WINERY IN THE COWICHAN VALLEY WINE REGION

Averill Creek Vineyard

Averill Creek Vineyard offers a turnkey winery operation amidst the breathtaking North Cowichan scenery. The winery's state of the art building was designed by Architect Vasko Pavlov with a unique gravity flow design. Perched above the vineyards, the stunning building blends seamlessly into the riparian landscape. This reputable winery business includes a 45 acre property, the 8,300 square foot production building/tasting room, a leased 1,500 square foot warehouse, and an 11 acre leased vineyard property.



INCLUDES

- 45 ACRE PROPERTY
- 8,300 SF WINERY
- GARDEN PATIO
- LEASED VINEYARD
- LEASED WAREHOUSE
- WINERY EQUIPMENT
- BUSINESS VALUE

The Vineyard

The vineyards are planted with Pinot Noir, Pinot Gris, Gewurztraminer, Marechal Foch, Cabernet Foch, Merlot, and Pinot Grigio. They are located 12 km from the ocean on the gentle slopes of Mount Prevost, surrounded by old-growth forest. The winery is situated on Royston-Qualicum soil: a blend of glacial stone, clay, and old-growth organics, which allows sufficient drainage and root penetration. Averill Creek primarily dry-farms with a focus on biodynamic, regenerative, and organic principles.



The Winemaking

Averill Creek's winemaking approach is one of pragmatism. Being in a cool climate, they aim to demonstrate the inherent elegance, texture, perfume and refreshing quality of their wines. They often employ techniques such as foot-stomping, skin contact, whole-bunch fermentation, pigeage, and lees ageing to enhance these characteristics.

Beginning with the 2018 vintage, with the arrival of current Winemaker, Brent Rowland, their wines are wild fermented. No enzymes or nutrients are added, and little to no sulphur is added. Most wines are unfinned and unfiltered.



The Wine Style

Located within the Sonomos region of the Cowichan Valley Geographical Indication, Averill Creek is known for its exceptional quality, minimal intervention wines. Their wine is served by the glass at five of Vancouver's Michelin star restaurants. Their wine lineup ranges from their popular "Joue" table-wine collection to their trademarked Charme D'ile sparkling wine to their notable reserve Pinot Noir. The Charme de l'ile sparkling wine trademark is shared with Unsworth Vineyards.



The Wine Region

The winery is situated in Canada's only Maritime-Mediterranean climate. Consistent warm, dry summer days ensure phenolic ripeness, while coastal influence and overall latitude equate to persistent acid and freshness in the fruit. Soil profile varies throughout the Valley, and can consist of glacial sand, glacial stone, clay and loam. Given the relative infancy of the region, soils are fairly pristine and many producers are committed to preserving the region by farming sustainably. Averill Creek Vineyards offers a wine enthusiast and aspiring entrepreneur the opportunity to own a notable winery in this exceptional and increasingly-recognized wine region.

PROPERTY OVERVIEW

Civic address 6552 North Road Duncan, BC

PID 002-844-184

Legal description Section 6, Range 2, Somenos District,
Except the East 60 Acres Thereof

Manufactured home #16773

Property size 45.53 acres

Zoning A2

Production capacity 12,000 cases per year

Current production 7,000 cases per year

Sewer Septic

Water Municipal, groundwater water license for irrigation
under negotiation

THE OPPORTUNITY

To acquire a high-quality winery producing exceptional wine. The winery's core goal is to produce the highest quality wine given the terroir. At its current production level it is breaking even. It is currently expanding capacity through planting an adjacent vineyard that will supply fruit through a contract. Demand exceeds supply.

The winery is fully self-sufficient with its staff. It employs a full-time winemaker, a full-time vineyard manager, a full-time operations manager, a full-time bookkeeper, and a full-time marketing and sales manager. The winery has ten to fifteen part-time seasonal workers.

There is additional room to expand the sparkling wine lineup and take advantage of the trademarked Charme D'ile Cowichan Valley sparkling charmant method wine. This brand is poised to be further developed.



Offered at \$8,500,000 excluding inventory

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