

Enrico Winery

Sotheby's | Canada
INTERNATIONAL REALTY

MILL BAY | BRITISH COLUMBIA

OFFERED AT **CA\$6,500,000 PLUS INVENTORY**

PRESENTED BY **NICOLE EASTMAN, PAUL HAGUE, AND CHRISTA ELIZABETH FROSCH**





3280 Telegraph Road Mill Bay, BC

PID 003-392-643

PROPERTY SIZE 49.55 acres

ACRES PLANTED 19.73 acres

ACRES PLANTABLE 15 acres

WATER Drilled Well

SEWER Septic

ZONING A-1

IN ALR Yes

OCP Agricultural and resources

FOREIGN BUYER BAN Exempt (not in CMA)



Introducing Enrico Winery, an expansive nearly 50 acre vineyard estate nestled in the breathtaking landscapes of Mill Bay, on Vancouver Island. Located just 45 minutes North of Victoria, this distinctive property is not just an established winery; it has untapped potential growth into a powerhouse of the Cowichan Valley wine region.

The estate is a harmony of rustic charm and meticulous landscaping. It has a picturesque pond complete with a dock, a field used as a venue for events, a tasting room with a spacious patio, the winery production facility, a wine storage building, three large quonset huts, a strategic income-generating cell tower, and three charming residential homes, currently tenanted, across the property.





The Vineyard

Enrico's vineyards span 19.73 acres with 15 acres of bare land deemed plantable. They are home to a diverse selection of grape varietals, including Chardonnay, Ortega, Pinot Gris, Pinot Noir, Cabernet Libre, Corivese, and Cabernet Foch.

The typical vineyard yield is 3.5 tonnes per acre. 2022 was an exceptional year with the vineyard yielding 5.3 tonnes per acre. The 2023 harvest is currently in process and expected to yield similarly to 2021's harvest. The vineyard has excellent water supply from several irrigation wells on the property.

ENRICO WINERY VINEYARD BREAKDOWN				
Type	Varietal	Year Planted	Vines	Acres
White	Chardonnay	2016	6000	3.67
	Ortega	2005	3000	2.2
	Ortega	2017	3500	2.12
	Pinot Gris	2004	5600	4.11
Red	Pinot Noir	2004	2400	1.76
	Cab Libre	2005	2400	1.76
	Corivese	2016	4500	2.73
	Cab Foch	2004	1000	1.38
TOTAL				19.73



Enrico's Wines

Enrico Winery produces a wide range of wines from grapes grown on the property and purchased from re-occurring annual island suppliers. Their wines range from their Charme de L'ile charmat-style sparkling, to their off-dry Ortega, to their rich Pinot Noir rose, to their flagship Cabernet Libre-Cabernet Foch field blend, to their port-style Cabernet Foch fortified wine.

Enrico has won over 63 awards for their wines. In 2023, their "Celebration" Charme de L'ile was awarded silver at both the All Canadian Wine Championships and National Wine Awards of Canada. Their "Red Dragon" rose was awarded gold at the National Wine Awards of Canada, and their "Lionheart" port-style wine was awarded bronze at Savor Northwest. In 2022, Enrico's "Celebration" Charme de L'ile was awarded gold at Savor Northwest. Their "Red Dragon" rose was awarded bronze at the All Canadian Wine Championships, and their "Coronet" Oaked Reserve Petit Milo was awarded gold at the All Canadian Wine Championships. In 2021 they received a staggering 10 awards for a variety of their wines.



Winery Buildings

Enrico Winery has **eight** buildings on-site: a tasting room, **three** estate homes, a small quonset hut, the production building, a wine storage building (called the “Enrico” building), and a large quonset hut consisting of two large quonset huts joined together.

The three estate houses are tenanted with the second estate house divided into three separate small suites. The property has five residential tenants in total. The tasting room has a sizeable patio that backs onto the pond.

TASTING ROOM TOTAL SIZE 1,500 ft²

TASTING ROOM COLD STORAGE SIZE 600 ft²

ESTATE HOUSE 1 SIZE 1,600 ft²

ESTATE HOUSE 1 BEDROOMS 4

ESTATE HOUSE 1 BATHROOMS 3

ESTATE HOUSE 2 SUITE 1 SIZE 600 ft²

ESTATE HOUSE 2 SUITE 2 SIZE 350 ft²

ESTATE HOUSE 2 SUITE 3 SIZE 450 ft²



Winery Buildings

Inventory storage is always a significant concern for wineries. Enrico benefits from a surplus of storage capacity for both barrels and finished bottles. The production building and small Quonset hut beside the production building combined provide 4,000 square feet of barrel storage space.

The “Enrico” wine storage building stores all of the finished goods inventory in pallets with 2,400 square feet of space.

ESTATE HOUSE 3 SIZE 1,500 ft²

ESTATE HOUSE 3 BEDROOMS 2

ESTATE HOUSE 3 BATHROOMS 2

SMALL QUONSET HUT SIZE 1,500 ft²

LARGE QUONSET HUT COMBINED SIZE 8,500 ft²

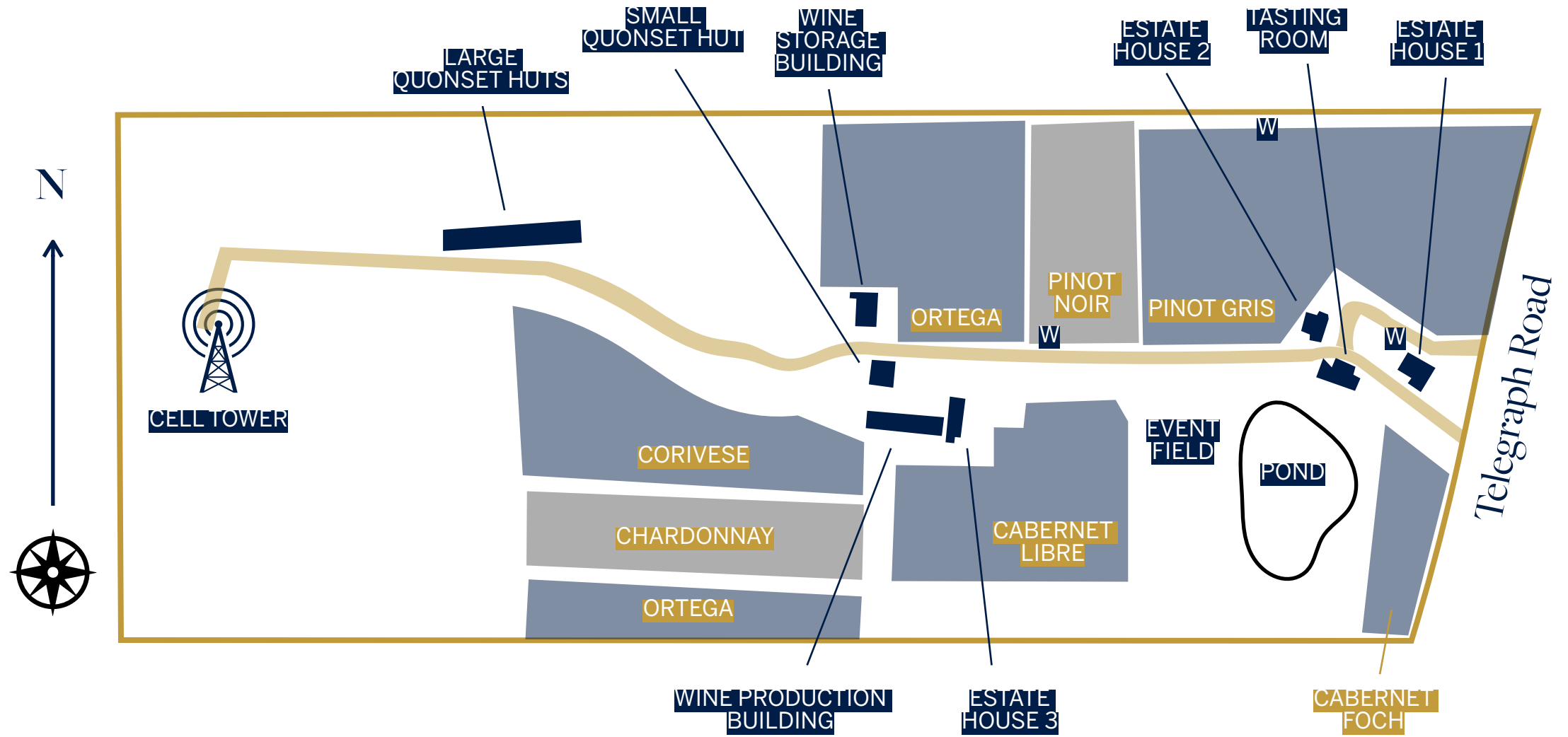
“ENRICO” STORAGE BUILDING SIZE 2,400 ft²

PRODUCTION BUILDING SIZE 4,000 ft²

BARREL STORAGE SPACE IN BUILDING 2,500 ft²



Site Map



This site map is not to scale. It represents an approximation for illustrative purposes only. Site plan must be verified by Buyer before purchase. A survey performed in April 2023 of all building sizes and locations can be provided to any interested parties upon request.

Location Demographics



7,285

POPULATION

45

AVERAGE AGE

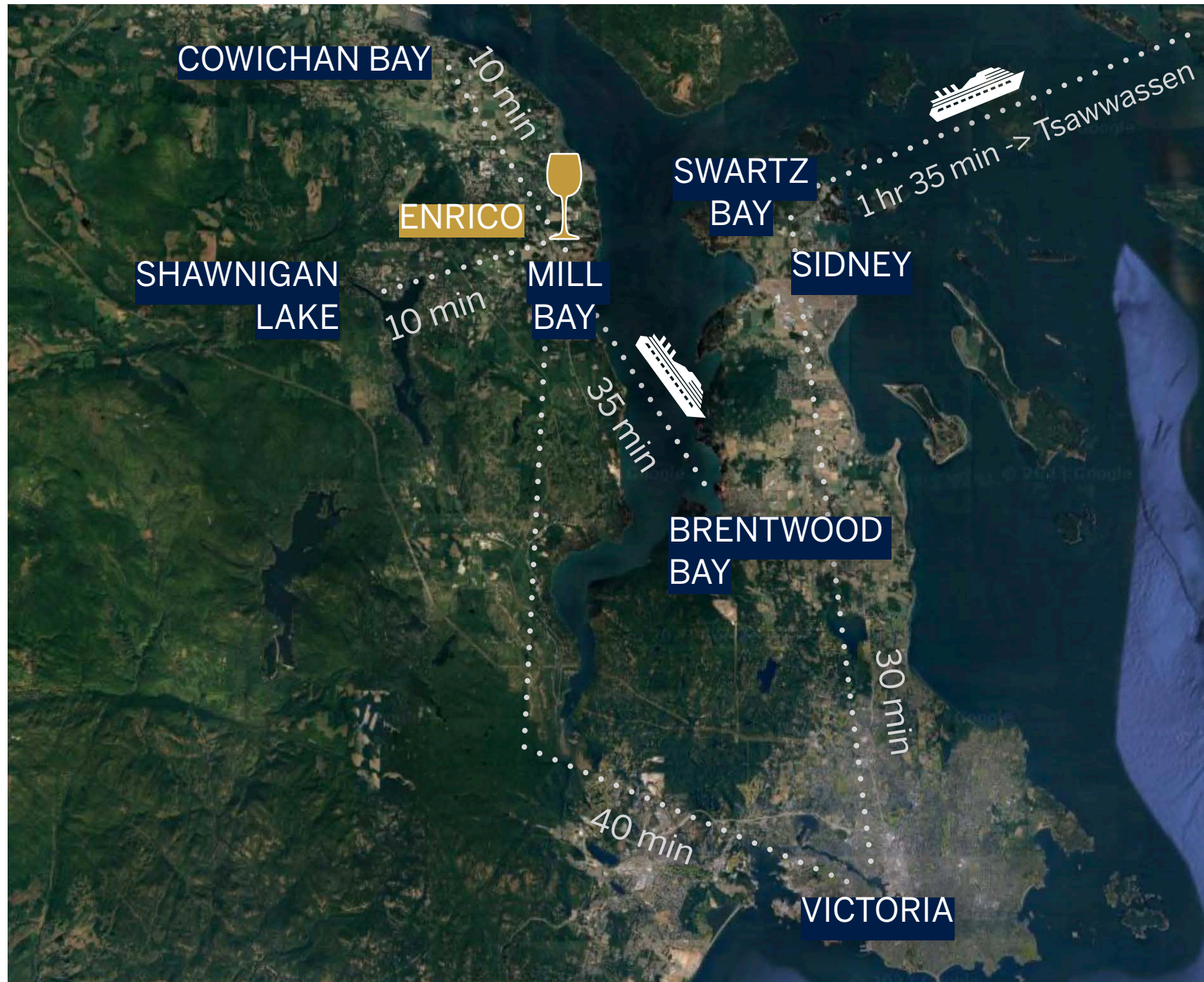
\$79.3k

AVERAGE INCOME

Mill Bay, the charming locale that embraces Enrico Winery, is more than a location; it's a lifestyle. Less than an hour away from Victoria, it's accessible by ferry, vehicle, boat, or floatplane. Known for its proximity to the ocean, Mill Bay is an idyllic locale that is complemented by its close association with the prestigious Shawnigan Lake community.

“We have an amazing group of local regulars who come to Enrico just for a glass of wine and support us all the time.” - Lorin Inglis, General Manager

Property Location



Cowichan Valley Wine Region

The Cowichan Valley is one of BC VQA's most-notable sub-Geographical Indications. With a climate likened to Burgundy in France, the Cowichan Valley is a milder climate than the Okanagan. It is best-suited for growing white wines, Pinot Noirs, and hardy red-hybrids. The Cowichan Valley doesn't suffer the annual fires and drought that the Okanagan does, and is increasingly considered a desirable region.

The Cowichan Valley has a low frost risk and between 900 and 1,200 growing degree days. Jackson Family Wines, one of America's largest wine producers, recently invested in the region by acquiring both Blue Grouse and Unsworth wineries in 2022. There are currently 14 wineries in the Cowichan Valley and 175 acres of planted vines.

14

WINERIES

175

PLANTED ACRES

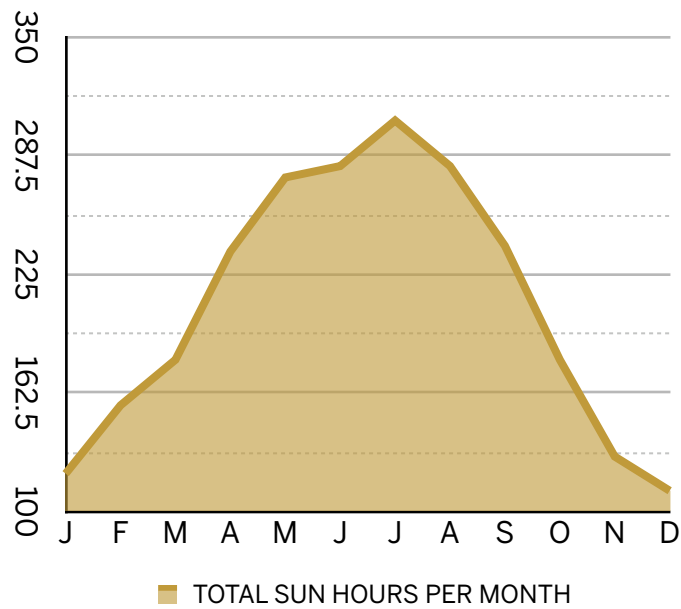
1,050

AVG GROWING DEGREE DAYS

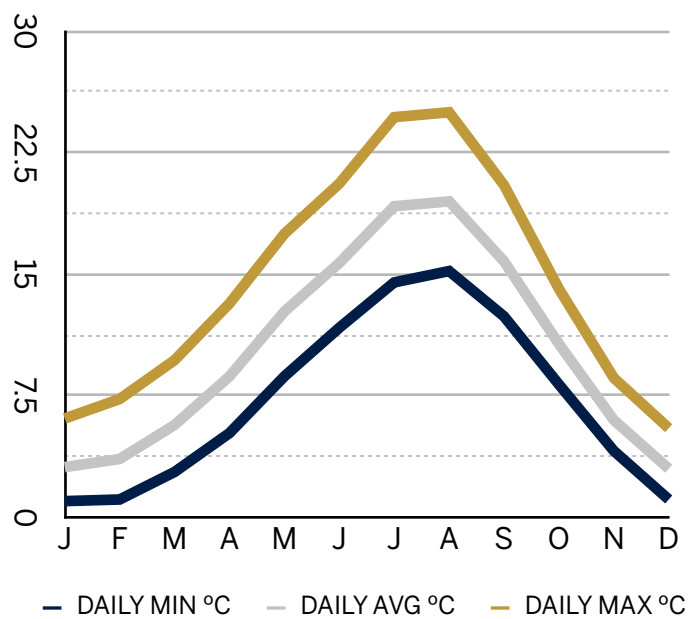
1990

YEAR VINES FIRST PLANTED

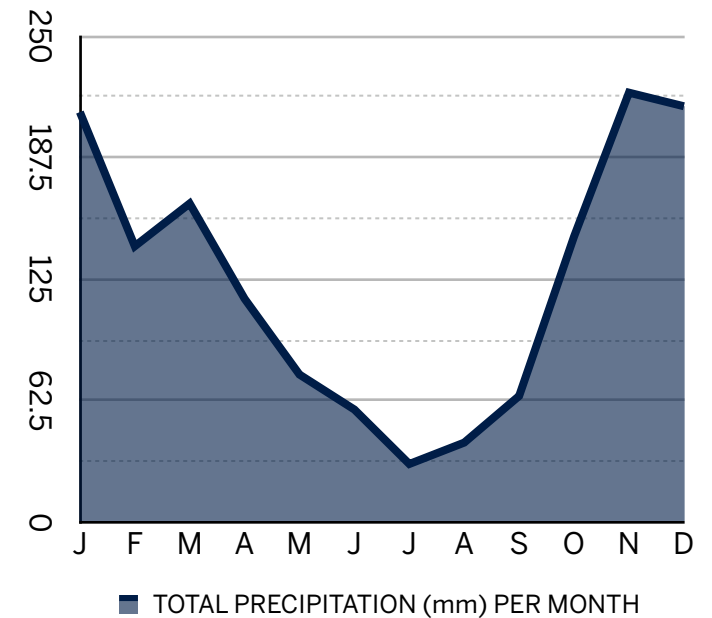
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



British Columbia Wine Regions



Community Involvement

Established in 1996, Enrico Winery is deeply rooted in the Cowichan Valley Wine community. Enrico regularly participates in the Cowichan Valley Wine Festival and has a strong presence at the Duncan Farmers Market. Frequently hosting events like car shows and live music nights, Enrico has a strong commitment to community engagement. Enrico is not just a winery; it's testament to the vibrancy of the Cowichan Valley Wine community. Enrico Winery comprises 10% of total planted Vineyard in the Cowichan Valley.

With its expansive acreage, diverse grape varietals, and existing infrastructure Enrico Winery currently sets the stage for a thriving winemaking enterprise. With the right vision, Enrico can become not only a highly profitable investment but a centrepiece of the Cowichan Valley Wine community.



Enrico Winery at 3280 Telegraph Road

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