

Backyard Vineyards

Sotheby's | Canada
INTERNATIONAL REALTY

LANGLEY | BRITISH COLUMBIA

OFFERED AT \$1,400,000 PLUS INVENTORY

PRESENTED BY **PAUL HAGUE AND NICOLE EASTMAN**



Backyard Vineyards (Business)

CIVIC ADDRESS 3033 232 Street Langley, BC
V2Z 3A8

PID 006-715-478

PROPERTY SIZE 9.92 acres

ESTATE HOUSE SIZE 8,200 ft² (unverified)

WINERY BUILDING SIZE 7,700 ft² (unverified)

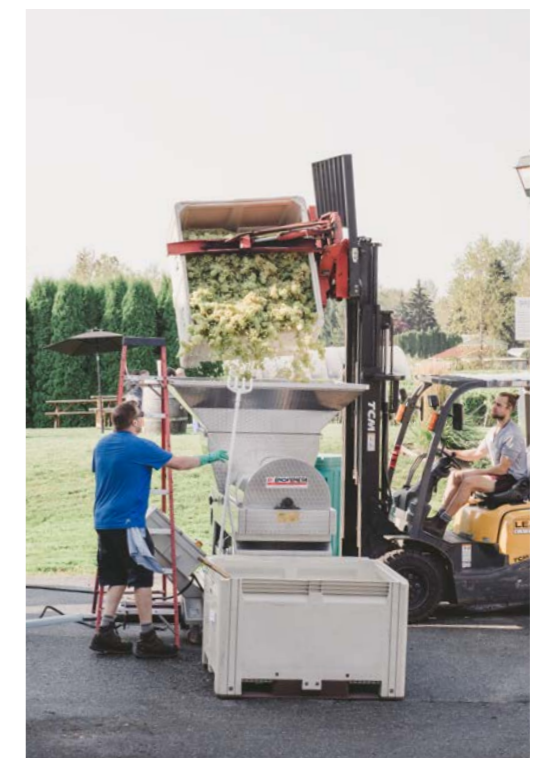
ADDITIONAL STRUCTURES Gazebos, Quonset
Hut

ZONING Agricultural (RU-3)

IN ALR Yes

Operating since 2009, Backyard Vineyards is an award-winning winery producing both Fraser Valley and Okanagan Valley BC VQA wine. Backyard Vineyards produces a wide range of wines from bold reds to crisp whites to refreshing bubbles. With a state-of-the-art production facility, this land based winery has a production capacity of 25,000 cases per year. The winery tasting room has a total (indoor and out) capacity for 134 guests. The 9.92 acre winery property has 4.09 acres of planted Pinot Noir and a lease secured until 2036.

Backyard Vineyards obtains the rest of its grapes from two leased properties in the Okanagan.



Location Within Fraser Valley



LANGLEY DEMOGRAPHICS

171,000

POPULATION

40.7

AVERAGE AGE

\$77k

AVERAGE INCOME

Located centrally in Langley's Campbell Valley, Backyard Vineyards operates on Langley's "wine trail" in close proximity to other wineries including Sinocan Winery, Chaberton Estate Winery, and Glass House Estate Winery. Located just under an hour away from downtown Vancouver, and with close access to Highway 15 and Highway 1, Backyard Vineyards has close access to nearly 2.4 million potential agritourism customers.

Location within Langley



Fraser Valley Wine Region

The Fraser Valley is BC's highest populated BC VQA wine region, stretching from Vancouver to Abbotsford. Home to 42 licensed grape wineries and with 194 acres planted, this mild, cool-climate wine region is growing in popularity. The Fraser Valley was first planted in 1991 by Domaine de Chaberton Winery.

The Fraser Valley, running alongside the mighty Fraser River, is known for its rich, silty, soil that is high in organic matter. Fraser Valley soil is considered to be among the most agriculturally-productive soil in Canada. The Fraser Valley alone produces more than half of BC's agricultural revenue. The region's mild climate has a low risk of frost and winter vine damage. Varietals that thrive in the Fraser Valley include Bacchus, Pinot Noir, Siegerrebe, Pinot Gris, Cabernet Foch, Gewurztraminer, and Reichensteiner.

Silt

SOIL COMPOSITION

24°C

AVG SUMMER TEMPERATURE

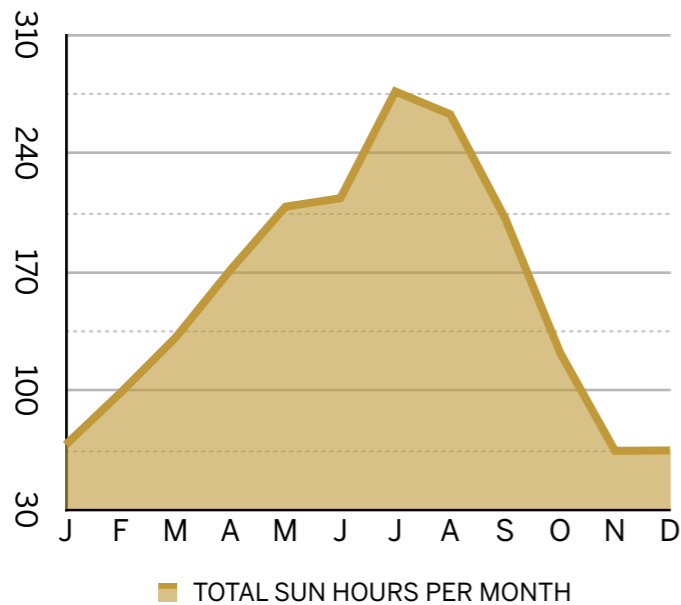
1,017

AVG GROWING DEGREE DAYS

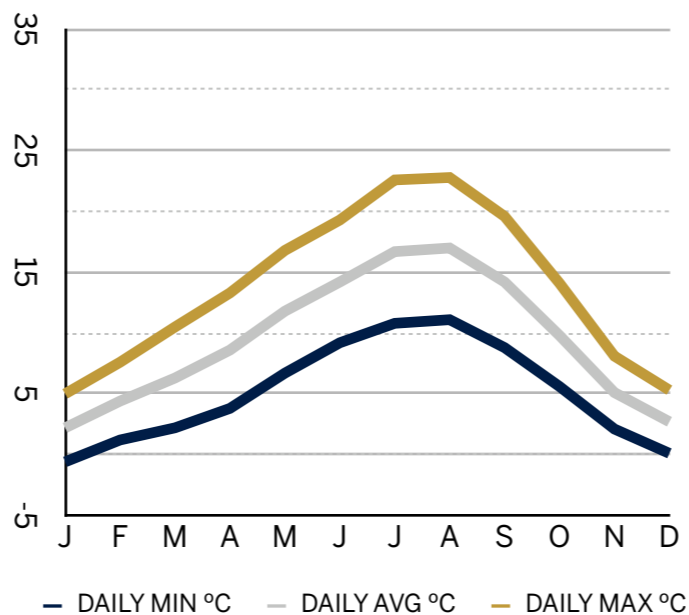
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ANNUAL HOURS OF SUNSHINE

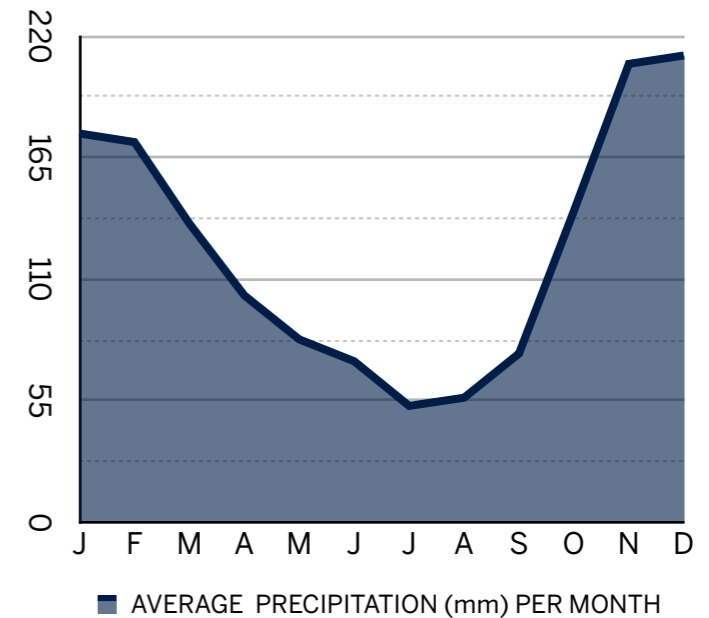
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



British Columbia Wine Regions





Backyard Vineyards in Langley, BC

PLEASE DIRECT INQUIRIES TO



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