



# Raven's Glenn Winery & Restaurant

56183 County Road 143, West Lafayette, OH 43845



## Offering Summary

Sale Price:	\$4,200,000
Total Square Foot:	28,474 SF
Primary Building:	12,386 SF
Production Facility:	8,540 SF
Storage Warehouse:	5,148SF
Glass House:	2,400 SF
Lot Size:	8.17 Acres
Year Built:	2004
APN:	0290000021601

## Property Overview

Founded in 2003, this family-owned nationally known winery and restaurant is East Central Ohio's equivalent of Napa Valley. Revel in the scenic beauty of over 8 acres, where a stunning vineyard unfolds alongside four buildings nestled along the Tuscarawas River. The flagship building, spanning 12,386 square feet, promises the ultimate customer experience. Discover an extended tasting bar and retail area for acquiring not just your preferred wines but also all the accompanying accessories. A waiting area invites guests to savor their chosen bottle or appetizers. Step into the main dining room, where exposed brick, a crackling fireplace, and floor-to-ceiling windows frame captivating views of the river and landscape. This primary structure also boasts a banquet room with a seating capacity of 190, featuring a private bar and patio, as well as a spacious general patio for guests to enjoy.

Dedicated to the art of winemaking, a state-of-the-art building spanning 8,540 square feet houses the wine production facilities. This space includes executive offices, a laboratory, fermentation tanks, and temperature-controlled zones for optimal fermentation and product storage. The automated bottling line, is capable of processing up to 2,000 gallons per day and operates with remarkable efficiency, requiring only four employees for its seamless functioning.

Completing the ensemble are two additional structures on the property: a 5,148-square-foot warehouse and a 2,400-square-foot glass house. The entire business, including real estate and equipment, will seamlessly transition to the new owner, with negotiable inventory. The operation is fully functional, and prospective buyers are kindly requested not to engage with employees or disrupt day-to-day operations. The seller is open to providing financing for qualified buyers. For a comprehensive inventory list, please reach out to Shai-Hess Commercial Real Estate.



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### Property Highlights

- Winery, restaurant and all winemaking equipment and real estate being sold.
- Family owned and operated.
- Known for its sweet wines and premium dry wines.
- Placed in over 250 international and national competitions winning a platinum medal at the San Diego International, double gold medals at the San Francisco International and Best of Show at the Ohio Wine Competition.
- Can package 10,000 bottles of wine in an 8 hour time span.







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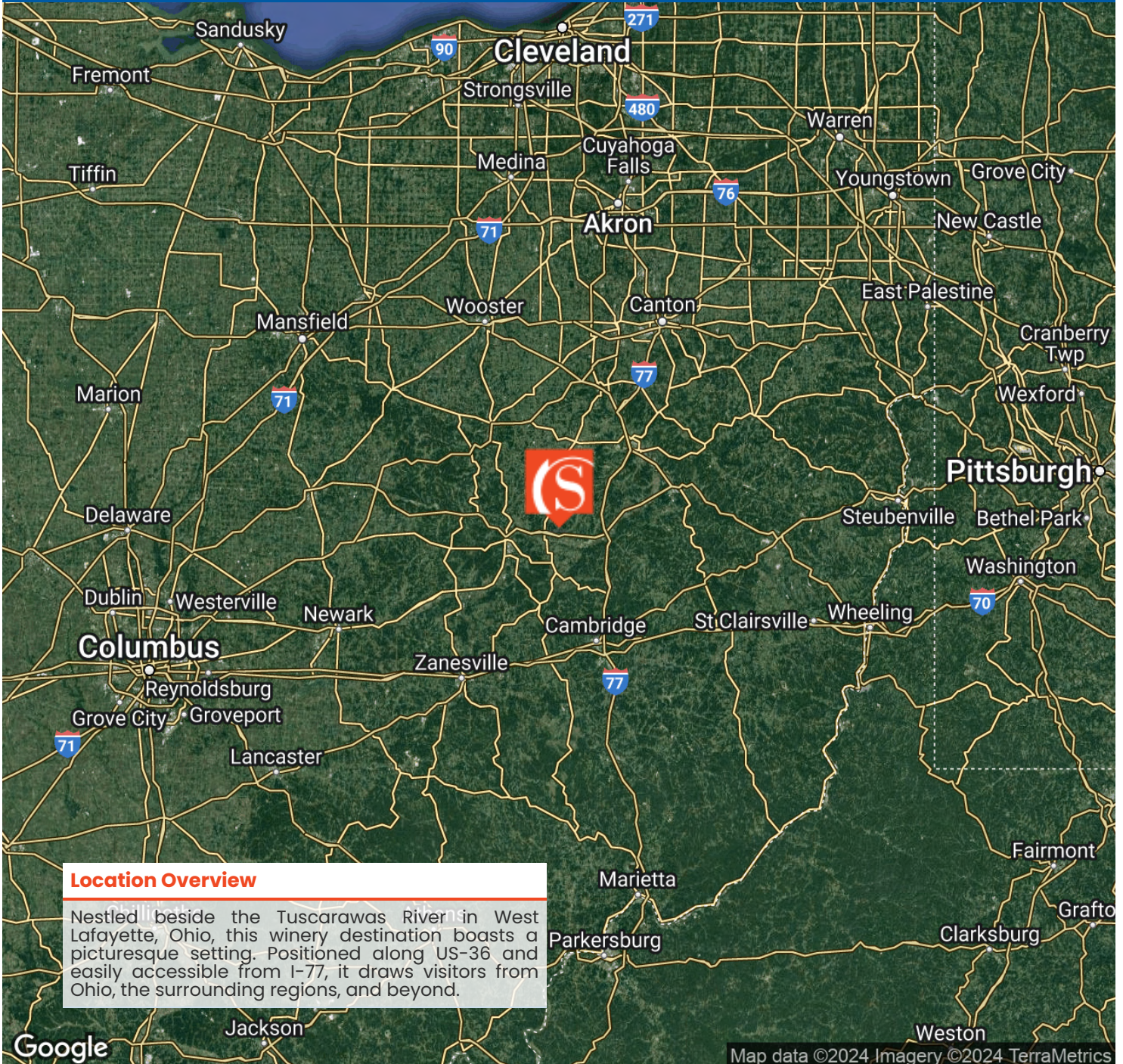






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### Location Overview

Nestled beside the Tuscarawas River in West Lafayette, Ohio, this winery destination boasts a picturesque setting. Positioned along US-36 and easily accessible from I-77, it draws visitors from Ohio, the surrounding regions, and beyond.

Google

Map data ©2024 Imagery ©2024 TerraMetrics



Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.

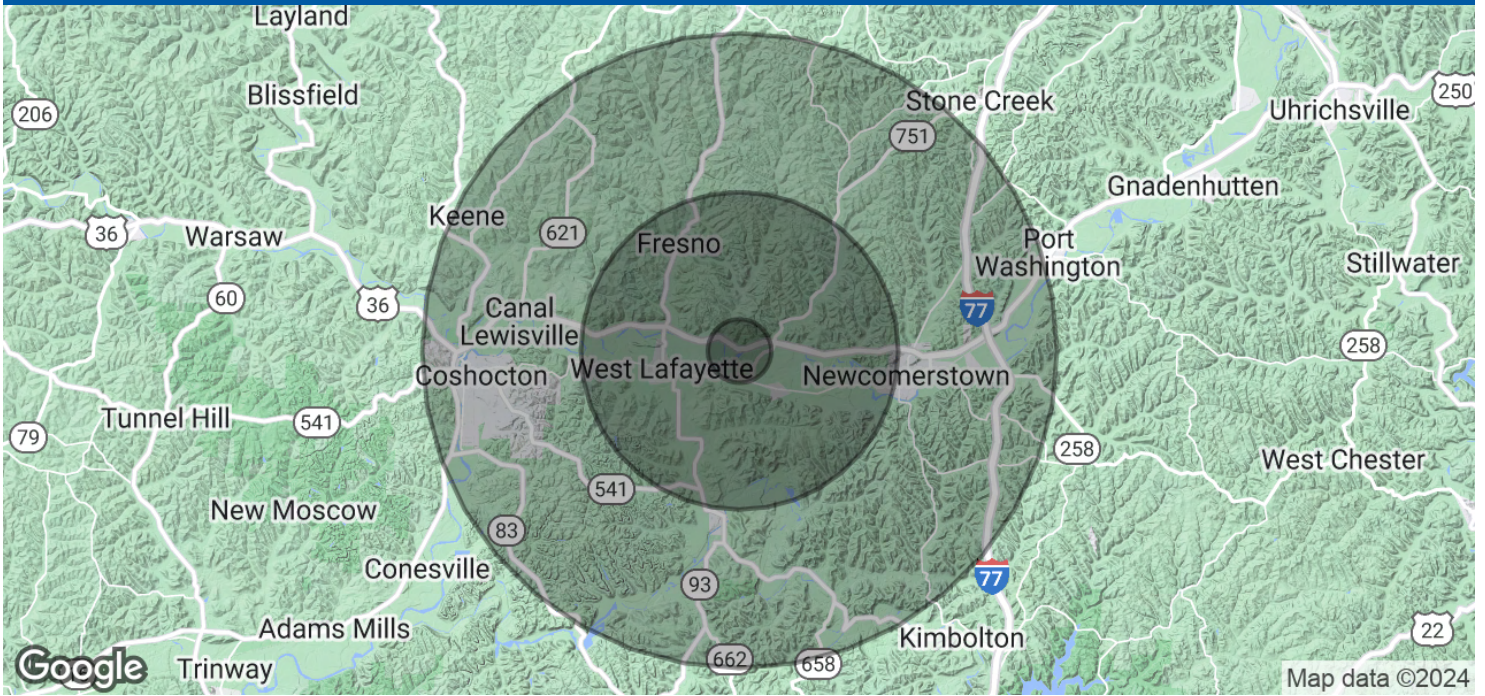






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## Population

	1 Mile	5 Miles	10 Miles
Total Population	308	7,693	32,257
Average Age	47.9	41.8	42.0
Average Age (Male)	46.3	41.1	40.7
Average Age (Female)	48.6	43.3	43.4

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	148	3,567	14,754
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$48,194	\$51,310	\$51,873
Average House Value	\$66,017	\$146,526	\$125,522

\* Demographic data derived from 2020 ACS - US Census