



Grove Street Winery

Healdsburg Winery



COLDWELL BANKER
REALTY



MARK STEVENS
— & ASSOCIATES —
WINE COUNTRY REALTY

Grove Street WINERY

PROPOSED OFFERING

The Grove Street Winery offering is a rare opportunity to acquire a winery within Healdsburg City limits. The offering includes:

PROPERTY OVERVIEW

- 1.23± acres
- 2400± sq. ft. Winery Building
- 600 sq. ft. Office Buildingg
- 3 entrances from street
- No case limit on Winery production
- Zoned as Industrial

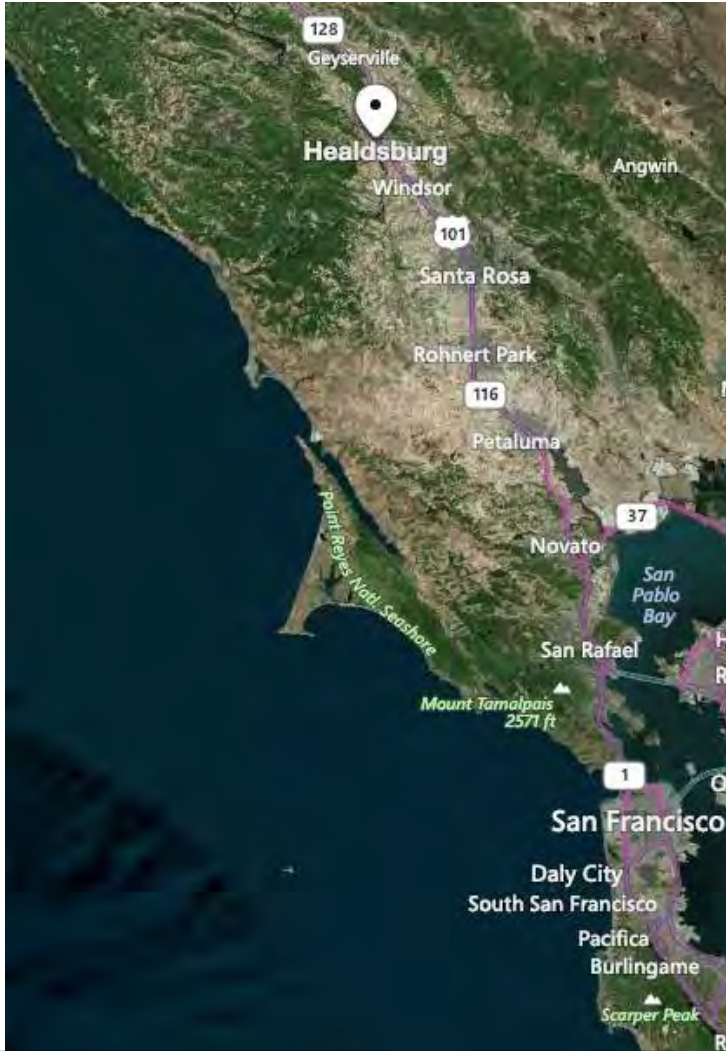
Offering price: \$2,950,000.00

Mark Stevens & Associates, Broker-Associate for Coldewell Banker Realty, has been retained as the exclusive representative for all negotiations in procuring a sale for these assets.

While the information in this Memorandum has been obtained from sources believed to be reliable, it is not guaranteed to be accurate or complete. Prospective parties are advised to independently verify the accuracy and completeness of all information.



LOCATION MAP



The Winery is located north of downtown, in an area that is becoming an urban wine corridor.

Healdsburg is a well know wine destination, and attracts visitors from around the world to its many excellent restaurants, wineries, and shops.

LOCATION DETAILS

The winery is located in a prime industrial area in north Healdsburg. The industrial zoning would allow for further improvements on the parcel with minimum setbacks and height restrictions.

HEALDSBURG

Healdsburg is centrally located in some of the best wine growing areas of California. The small Sonoma County town is located about 60 miles north of San Francisco, and only 15 miles from Santa Rosa. The town lies at the intersection between the Dry Creek Valley AVA, the Russian River Valley AVA, and the Alexander Valley AVA. These three AVA's are among the top wine regions in California, and are home to world class wines.

Healdsburg also offers excellent dining, shopping and lodging, all in a picturesque town with historic charm. The area boasts beautiful landscapes and great weather year-round. The town has been picked as one of the best small towns in America by Smithsonian, Fodor's, Men's Journal, and Fox News.

WINERY PROPERTY FEATURES

The winery is on a 1.23± acre parcel located at 1480 Grove Street. The parcel has one entrance on Grove Street, and two entrances on Grove Court. All the entrances are capable of receiving large trucks. The parcel is within Healdsburg City Limits, which currently places no case limit on the winery. The building that houses the winery is 2400± sq. ft., all steel construction, on a slab. There is a large overhang that shelters the crush pad.

- Winery within city limits has no case limit
- 1.23± acres
- Can do events and tastings at winery; part of Dry Creek Passport
- Equipment
 - Custom Bottling Line
 - (5) Variable Capacity Fermenters with automated punch-down
 - (2) Crushers
 - CO₂ Extraction System
 - Glycol cooling
- 400 Amp/3 Phase electrical service, newly installed
- Produce 5000-6000 cases per year
- Storage is with Sonoma County Vintners Co-op (a lease which would transfer with sale)
- Winery offers “luxury level processing”



EQUIPMENT LIST

Stephen and Walker Winery Equipment List								
Description	Quantity	Size	Size Unit	Model	Unit Cost	Extended	Manufacturer	Year
Poly Wine Tank	2	2,000	Gallon	NA	\$,500	\$,000		2010
Poly Wine Tank	2	750	Gallon	NA	\$900	\$,800		2011
Poly Wine Tank	2	550	Gallon	NA	\$750	\$,500		2012
SK Open-top fermenter, Jack-eted, Automated, Lid, 3000L, Variable Capacity	1	793	Gallon	NA	\$7,500	\$7,500	SK	2008
SK Open-top fermenter, Jack-eted, Automated, Lid, 3300L, Variable Capacity	1	872	Gallon	NA	\$7,500	\$7,500	SK	2008
SK Open-top fermenter, Jack-eted, Automated, Lid, 4700L, Variable Capacity	1	1,242	Gallon	NA	\$8,500	\$8,500	SK	2009
SK Open-top fermenter, Jack-eted, Automated, Lid, 4300L, Variable Capacity	1	1,136	Gallon	NA	\$8,500	\$8,500	SK	2009
SK Open-top fermenter, Jack-eted, Automated, Lid, 4300L, Variable Capacity	1	1,136	Gallon	NA	\$8,500	\$8,500	SK	2009
Custom Stainless Square	1	550	Gallon	NA	\$,500	\$,500	NA	2005
Keg, Stainless	6	15	Gallon	NA	\$75	\$450	NA	2005
IBC, 275L	8	275	Liter	NA	\$200	\$,600	NA	2005
1/2 ton Macro bin	18	1,000	Lbs		\$250	\$4,500	Macro Plastics	
1 ton Macro bin	8	2,000	Lbs		\$ 20	\$2,560	Macro Plastics	
Macro Tank	4	1,200	Lbs		\$ 00	\$,200	Macro Plastics	
1 ton Green, Insullated, Lid	4	2,000	Lbs		\$ 50	\$,400	Bonar	
Grape Receiving Hopper, 3P, 220v,VFD,Wheels	1	1,000	Lbs		\$ 9,000	\$ 9,000	CME	
Crusher, Destemmer, CMA, 10 Tons/Hour	1	6	TPH	Lugana I	\$4,500	\$4,500	CMA	
Grape & Must Pump w/ Auger and Hopper, 3P, 220v,Wheels	1	10	TPH	Elipompoa 100	\$8,000	\$8,000	CMA	
Bladder Press, Open, 800L, 3P, 220v,Wheels, 1.75 Tons Red Grape Marc, 1 Ton Whole Cluster	1	800	Liter		\$ 0,000	\$ 0,000	Diemme	2003
Bladder Press, Tank, 800L, 3P, 220v,Wheels, 1.75 Tons Red Grape Marc, 1 Ton Whole Cluster	1	800	Liter	PST 8	\$ 6,500	\$ 6,500	SK	2015
Rubber Impeller, 3P, 220v,VFD, Cart	1	55	gpm	LIV-Direct 60	\$,500	\$,500	Liverani	2010
Waukesha 060, 7.5HP, 3P, 220v, VFD, Cart, Jacketed	1	60	gpm	060 U1	\$ 4,000	\$ 4,000	Waukesha	2010
Milipore, Cartridge, Stainless Housing w/ Valves & Guages	2				\$900	\$,800	Scott Labs	2015
Plate & Frame, 20 x 20	1				\$6,000	\$6,000	ITALFilter	2012
Racking Cart w Screen, Wheels	1				\$2,000	\$2,000		
Winus Glycol Chiller/Heater, 3P, 220v, Wheels	1			C2-W9R	\$9,000	\$9,000	Winus	2013

EQUIPMENT LIST CONTINUED

Stephen and Walker Winery Equipment List								
Description	Quantity	Size	Size Unit	Model	Unit Cost	Extended	Manufacturer	Year
GAI 1500, 8-Spout Filler, Corker Monoblock, 4 Sets Change Parts	1	20	bpm	1500	41,000	\$4 ,000	GAI	1993
GAI 4303 Capsule Applicator Spinner Monoblock, 3 Sets Change Parts	1	30	bpm	4603	21,000	\$2 ,000	GAI	2002
Enos Labeler, Two Station, Accumulation Table	1	30	bpm	Compatta	\$ 5,000	\$ 5,000	Enos	2012
Sparger, 4 Spout, Semi-Automatic	1	30	bpm	NA	\$,500	\$,500	NA	2015
GAI Spinner, Single Head, 3P, 220v	1	20	bpm	1500	41,000	\$4 ,000	GAI	1993
Steam Generator, 15 KW, 220 v	1				3,500	\$,500		
Roller Conveyer, Expandable	2				\$250	\$500		2015
Box Tape Machine, Automatic	1			QP-6602	6,500	\$6,500	Qwik Pack	
Case Printer w/ Touchscreen	1			Co Pilot	2,500	\$2,500	Squid Ink	
Hand Corker	1				150	\$ 50		
Scale Deck, 5,000LB	1	5,000	LBS	4 \$ 5	\$2,500	\$2,500	Rice Lake	2016
Scale Head	1	5,000	LBS	Mdl 190	\$,000	\$,000	Cardinal	2016
Press Hopper, w/Wheels	1			NA	\$,800	\$,800	NA	2016
alve, .5 , Butter y	10			NA	\$45	\$450	ana e	
alve, 2 , Butter y	15			NA	\$55	\$825	ana e	
Hose, Kanaline, 1.5" x 50'	1			NA	\$ 0	\$ 0	ana e	
Hose, Kanaline, 2" x 50'	1			NA	\$ 82	\$ 82	ana e	
Hose, Kanaline, 1.5" x 25'	2			NA	\$ 0	\$620	ana e	
Hose, Kanaline, 2" x 25'	1			NA	\$ 82	\$ 82	ana e	
Hose, Kanaline, 2" x 10'	1			NA	\$ 82	\$ 82	ana e	
Hose, Kanaline, 4" x 25'	1			NA	\$400	\$400	ana e	
Clamp, Triclover, 1.5"	20				\$6	\$ 20	Tri Clover	
Clamp, Triclover, 2"	20				\$6	\$ 20	Tri Clover	
Misc. Fittings	1				\$2,200	\$2,200		
Forklift, 5,000LB	1	5,000	LBS	G25HT-16	\$2 ,000	\$2 ,000	Komatsu	2013
Pallet Jack	1	4,000	LBS		\$400	\$400	Catapillar	2013
					Total	\$321,851		





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