



PROPERTY NOTES

PRIME WINERY OPPORTUNITY

1001 Silverado Trail South, St. Helena

www.PrimeNapaValleyWinery.com

OFFERING SUMMARY

- + Prime location along the high traffic Silverado Trail between Meadowood Resort and Auberge du Soleil
- + Acres: 5.67 +/- acre parcel
- + Zoning: AW (Agricultural Watershed)
- + APN# 025-410-002-000
- + Appellation: St. Helena AVA
- + Fully operational production winery permitted for large production
- + Highly attractive tasting, tours and marketing event entitlements
- + 4-Bedroom estate residence and second dwelling with garage
- + A total of 18,938 +/- sq ft under roof
- + Beautiful olive grove and expansive meadow for entertaining
- + 0.6 +/- acre gentleman's vineyard
- + Purchased June 12, 2015

USE PERMIT HISTORY

- + July 16, 1980: Original winery use permit #U-417980, pre WDO for 40,000 gallons/year
- + January 5, 1983: Use permit modification #U-98283 allowed construction of a 12,000 sq ft building for case good storage. Only 6,113 sq ft was built.
- + December 21, 1998: Use permit modification #98121-MOD for minor interior and exterior changes, extension of roofline over outdoor work area, and custom crush for four entities
- + January 25, 2011: Use permit modification #P10-00284-MOD to increase production, events and tastings, and to convert cottage for tasting/retail/office space

CURRENT WINERY USE PERMIT

- + Production and Operation
 - o 40,000 gallons/year
 - o Allows custom crush for up to four entities
 - o Modification approved to increase to 100,000 gallons/year, conditioned upon winery process and domestic waste-water system upgrade (design already completed by Bartelt Engineering, needs to be re-permitted as the original permit has expired)
 - o 55,000 gallons can be non-Napa grapes under the 100,000 gallon upgrade
 - o Permit allows 4 full time and 2 part time employees
 - o Approximately 82,000 gallons of tank storage
 - o Hours of operation: 6 AM to 6 PM
- + Tastings and events
 - o Provides attractive marketing value to producers wishing to expand their brand
 - o Tours and Tastings (with food pairing) for 48 persons per day, 336 persons/week by appointment
 - o Weekly marketing events for 24 guests
 - o Monthly marketing events for 50 guests
 - o Quarterly marketing events for 75 guests
 - o Annual marketing event for 125 guests
- + Winery related structures totaling 13,652 +/- sq ft
 - o Winery production building – 5,500 +/- sq ft including 400 +/- sq ft tasting area
 - o Refrigerated barrel and case storage warehouse - 6,113 +/- sq ft (existing use permit in place to potentially increase size to 12,000 sq ft)
 - o Workshop - 1,054 +/- sq ft
 - o Tasting/office/retail cottage - 985 +/- sq ft
 - o Crush and fermentation pads - 2,981 +/- sq ft

RESIDENTIAL COMPOUND

- + Craftsman style estate residence - 3,518 +/- sq ft, 4BR/2.5BA, built in 1999
 - o Expansive great room with dramatic wood burning fireplace
 - o Dining area with beautiful vineyard views to the north
 - o Chef's kitchen with concrete counters, large central island, and walk-in pantry room
 - o Breakfast room and office located near the great room
 - o Formal dining room with access to a spacious garden view porch for al fresco dining
 - o Large basement that can be used for personal wine storage
- + 3-Car garage - 960 +/- sq ft
- + Studio above garage - 640 +/- sq ft
- + Potting shed - 168 +/- sq ft

INFRASTRUCTURE

- + Parking: Spaces for 14 cars in parking lot and areas for more elsewhere on property
- + Access: Left turning lane installed
- + Water: Private well tested at 30 gpm on 7/31/24
- + Solar/electric: 30-kilowatt grid-tied solar power; supplies power to winery, warehouse and main residence

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