

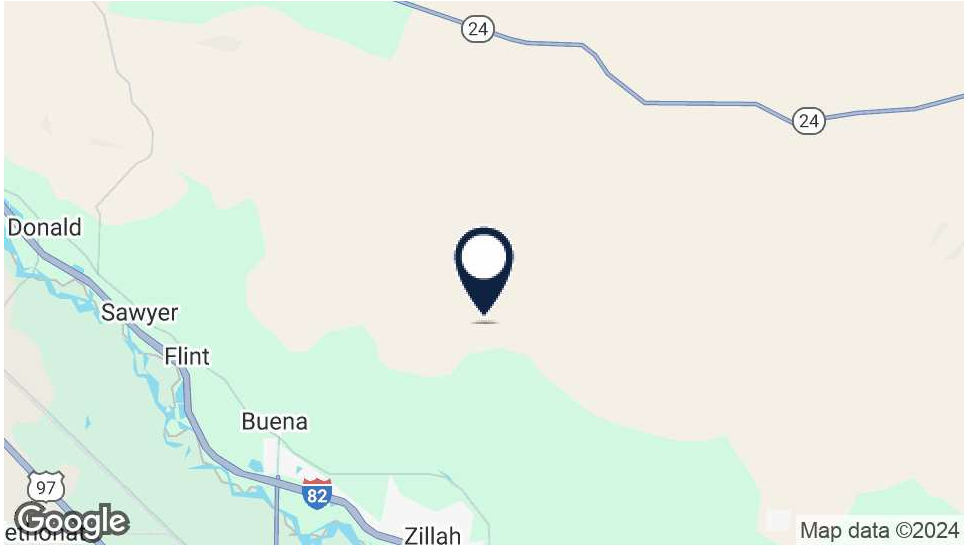
FOR SALE | Silverlake Winery



Offered at: \$2,000,000
Available: +/- 17,062SF / 3.81 Acres

1500 Vintage Rd
Zillah, WA 98953

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	+/-17,062SF
Lot Size:	3.81 acres
Price / SF:	\$117.22
Year Built:	1985
Zoning:	AG
Market:	Zillah
Submarket:	Central Valley

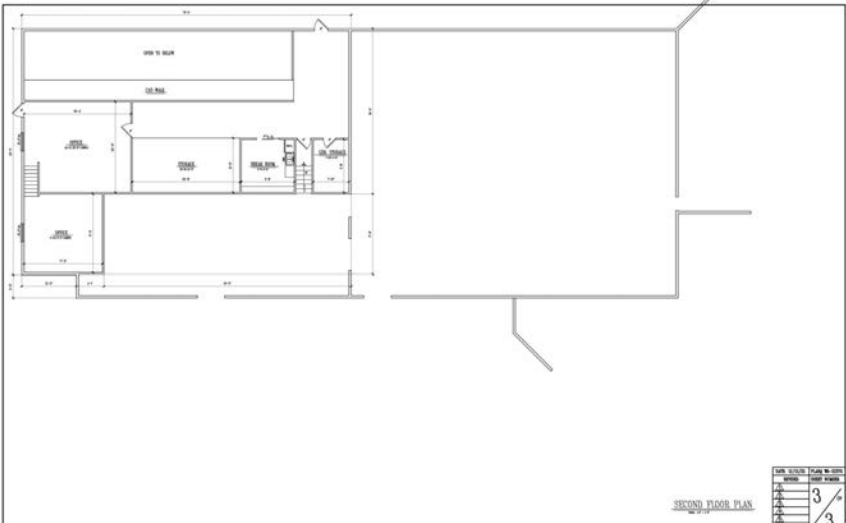
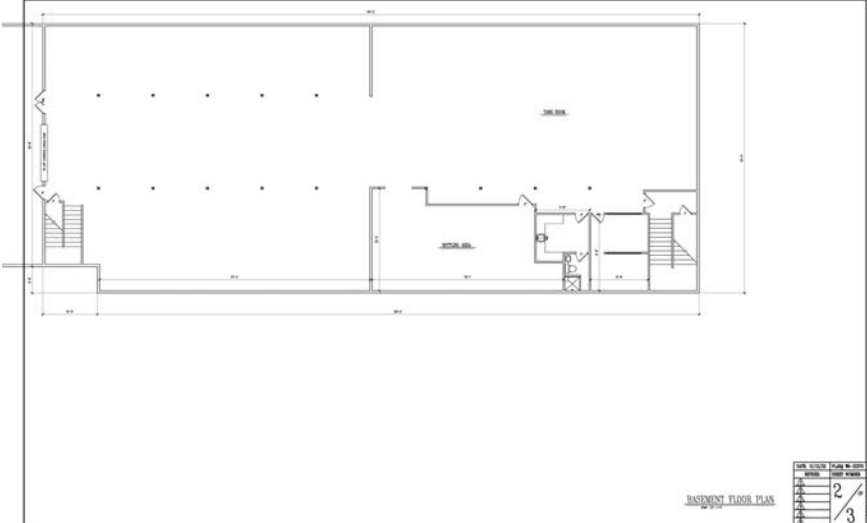
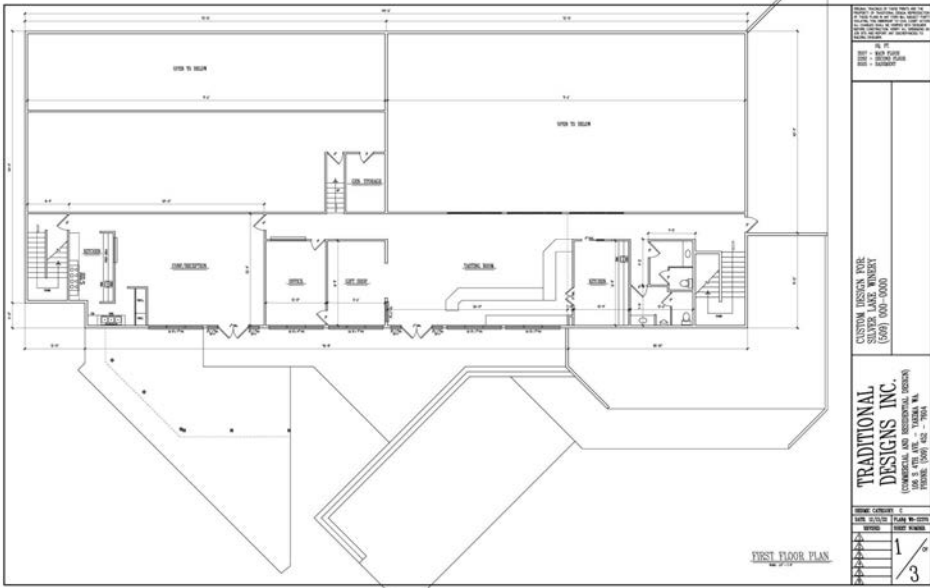
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase the Roza Estates - Silverlake Winery Properties located within the Rattlesnake Hills, AVA, and in the heart of Washington's premier wine region.

This sale includes a two-parcel assemblage totaling +/- 3.81 acres and comes with all of the equipment necessary to operate a turn-key wine tasting, manufacturing and distribution enterprise at only +/- \$117/SF. The production capacity is approximately 70,000 cases annually and includes the bottling line, fermentation tanks and Real Estate.

This site has breathtaking views, quality landscaping and is currently operating as the Silverlake Winery, Spirits and Bistro, which hosts wine tasting, retail sales, weddings, quincineras and corporate events. Although zoned Ag, the Agri-tourism industry provides the potential to open a larger restaurant, hotel, or spa development amenities on location.

Floor Plans



Highlights



PROPERTY HIGHLIGHTS

- Value add - investment opportunity for a turn-key wine manufacturer, brewery, distillery, or corporate event center.
- Potential opportunity for Restaurant, Hotel and Spa development.
- Sweeping views of Mt. Adams, Mt. St. Helens and the vineyards below.
- Low price per square foot. High quality, steel post and beam construction.
- Two parcels, well, septic and ample power.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	22	2,501	11,288
Total Population	54	6,436	37,040
Average HH Income	\$103,305	\$66,922	\$69,169

Additional Photos



Additional Photos

