



**FOR SALE - FIRST TIME SINCE 1998**

## AWARD-WINNING WINERY ON SENECA LAKE WINE TRAIL

### Investment Highlights

- Annual Revenues between \$1,200,000 and \$1,700,000
- Full bar/restaurant, separate tasting room, deck and retail area with panoramic lake valley views.
- Turnkey wine production and bottling facility capable of producing 20,000 cases per year.
- 26 gorgeous acres of land overlooking Seneca Lake. Plenty of room to build your dream house or development.
- Perfectly located on the highly-traveled Seneca Wine Trail
- Surrounded by dozens of wineries and restaurants
- Restaurant and tasting room consist of 5000sf and 1st floor storage
- Production facility 7500sf.
- Owner will partially finance for right proposal.
- **Tour Video** - [3675 Tichenor Rd, Hector, NY 14841 - Video #1 - 3675 Tichenor Rd, Hector, NY 14841](#)



### EXCLUSIVE CONTACT

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**3675 Tichenor Rd  
Hector, NY**

## **Commercial Buildings -**

- Right off NYS Route 414
- 5000sf Tasting Room, Dining Room and Commercial Kitchen & Flex Spaces for office/apartment
- 1000sf of office/apartment/flex space
- Additional 2760sf of partially covered deck area
- 7500sf Wine Cellars/Production and Bottling
- Additional 3000sf grape production/staging area



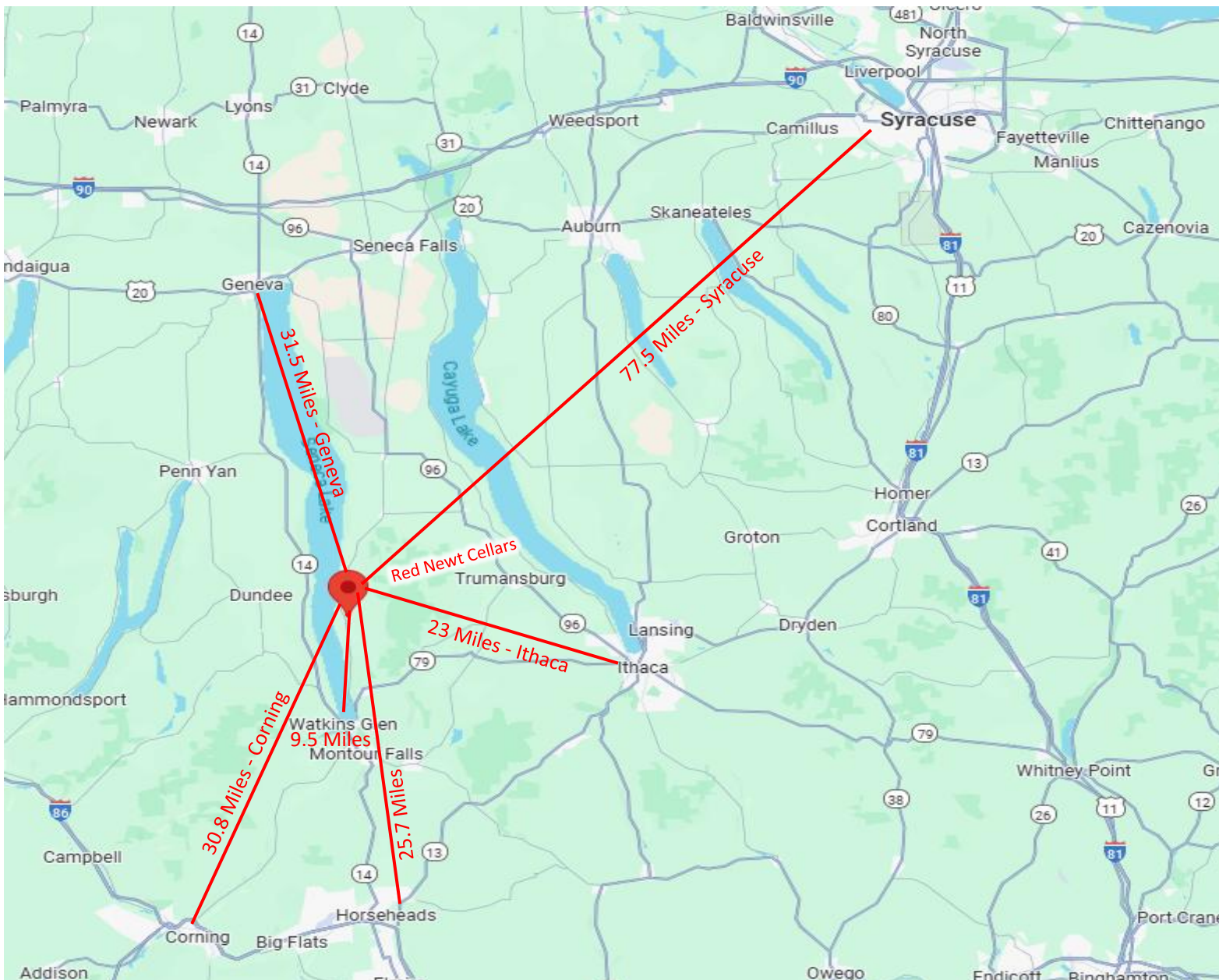
## **Land -**

- 3 acres planted with concord grapes (subleased)
- 26 total acres with plenty of space for residences or development

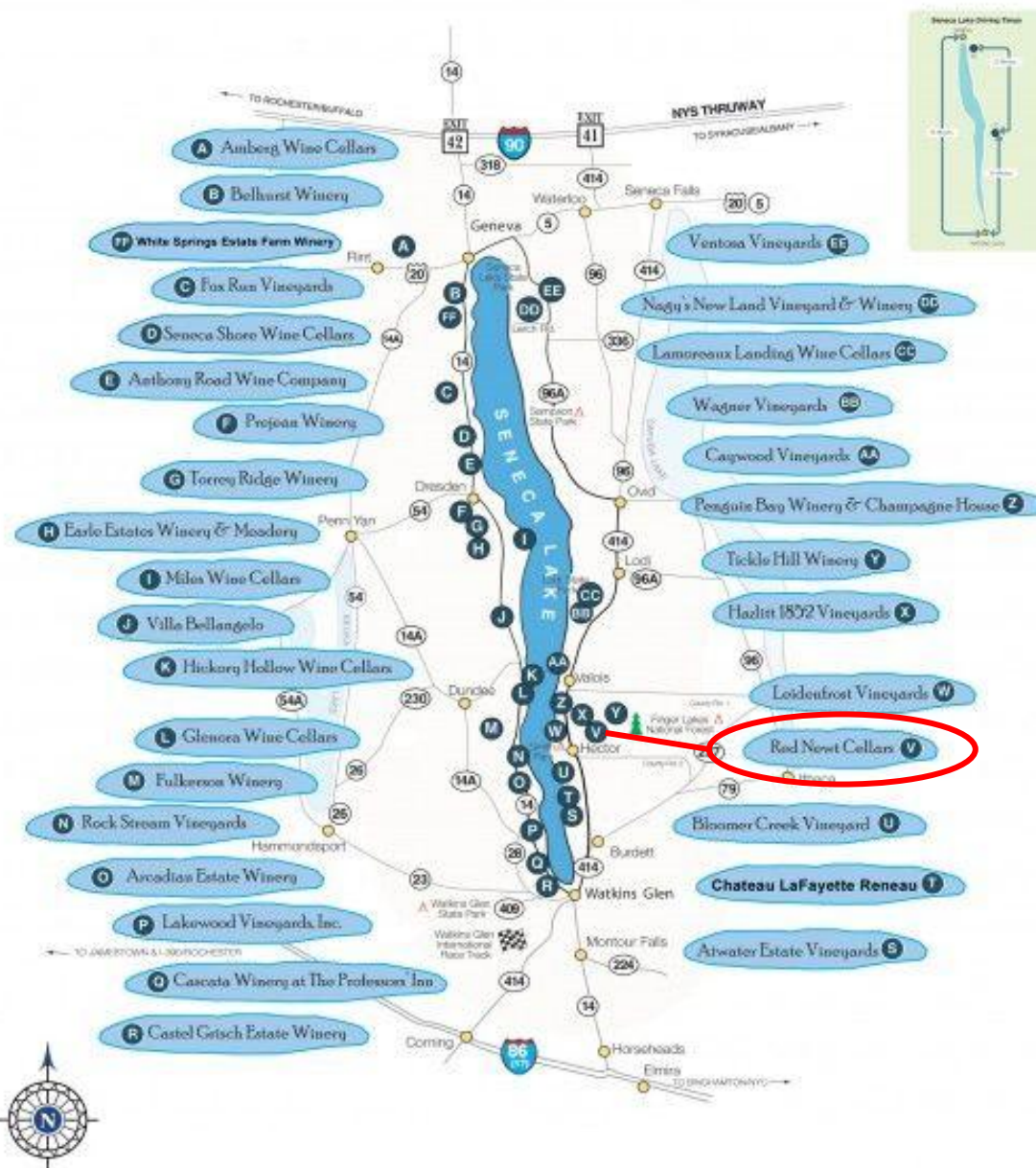
## **Property Features -**

- Stunning panoramic lake valley views from both decks, dining room, and tasting room
- Parking can accommodate 50 vehicles













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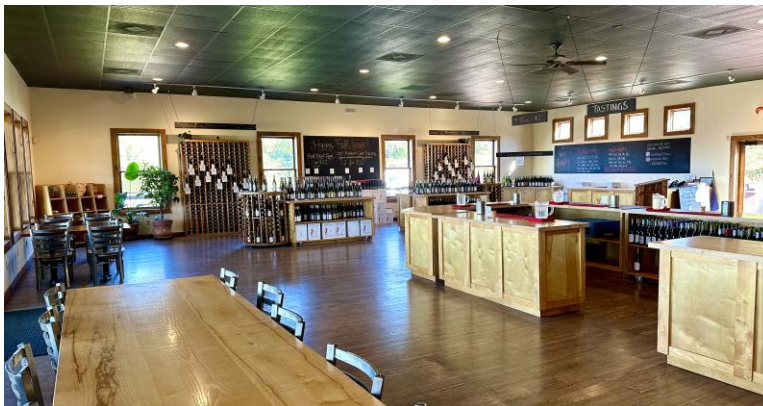


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**Premises After Renovation**

