

AVAILABLE FOR SALE  
ESTABLISHED WINERY & 3 RENTAL GUEST SUITES

# 1384 S. FRANKWOOD AVENUE

CEDAR VIEW WINERY | SANGER, CA

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*Note: Shown by appointment only, please do not address inquires to onsite managers or employees.*

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### Property Description

Cedar View Winery is a well-established boutique winery with a dedicated wine club and following. The winery has been operational for more than 15 years and is situated on around 20± acres of land.

The estate comprises a generous owner's residence spanning 2,459± square feet, featuring a pool. In addition, the property includes 3 rental guest suites, a 1,586± square foot barrel room equipped with essential machinery, and a covered patio spanning 600± square feet.

The property offers stunning views of the Sierras and features a lovely grass area suitable for hosting various events such as weddings, quinceañeras, reunions, meetings, as well as Christmas and Valentine wine dinners in the barrel room.

### HIGHLIGHTS

- Established Winery
- Established Wine Club and Clientele
- Established Venue for Events and Entertainment
- Multiple Sources of Income
- Amazing View of the Sierras
- Owner's Residence Nearby



### PROPERTY INFORMATION

<b>Sale Price:</b>	\$1,450,000
<b>Lot Size:</b>	20± Acres
<b>Building Size:</b> <i>Office Space:</i>	6,165± SF 468± SF
<b>Property Subtype:</b>	Office Showroom
<b>Additional Property Subtype:</b>	Manufacturing
<b>Power:</b>	110 Single Phase
<b>Water:</b>	1 Ag Well <i>(150 GPM, 7.5hp Pump)</i> 1 Domestic Well <i>(30 GMP)</i> Alta Irrigation District Flood Irrigated
<b>Soil Type:</b>	Hanford Sandy Loam Gravelly Substratum <i>(He)</i> Tujunga Cobbly Loamy Sand 0-3% Slopes <i>(TzdA)</i>
<b>Year Built:</b>	1949
<b>Zoning:</b>	AE 40 <i>(Exclusive Agricultural)</i>
<b>APN:</b>	333-100-06

## Winery Features

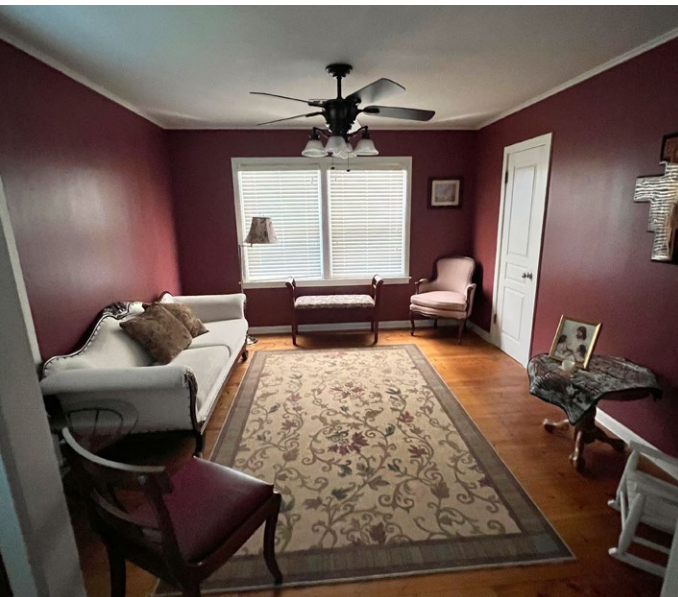
- The planted grapes are now 2± acres with 4 varieties. 16± acres is leased out to another farmer that has planted plums 1-4 years old and is willing to cancel the lease when the property sells
- Sale includes all wine-making equipment and machinery
- Wine inventory is available for sale and not included in current asking price
- All appropriate permits and licenses have been in place since 2003
- Two permits for serving alcohol on the premises
- The winery has a substantial wine club membership size



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### Three Guest Suites

- One 500± square foot guest room with balcony (*above winery*)
- Two attractive 1,000± square feet guest suites
- All appropriate permits and licenses are in place
- \$139-\$170 nightly rates per room
- Fully furnished and ready to continue hosting guests



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### Residence Features

- Stunning 3 bed, 2 bath home with study and Italian tile roof 2,459± square foot commercial grade kitchen with slate flooring and 6 burner wolf stove
- Glistening swimming pool and spa with a surrounding patio area
- Pine and white oak hardwood flooring
- Lath & plaster construction
- Dual pane windows
- Mature landscaping



OWNER'S



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PROPERTY PHOTO



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**DEMOGRAPHICS**

*(Based Near Property Site)*

	5 MILE RADIUS	10 MILE RADIUS	20 MILE RADIUS	
<b>POPULATION</b>	2028 Projection	3,702	96,274	720,066
	2023 Estimate	3,718	94,827	700,782
	Growth 2023-2028	-0.44%	1.53%	2.75%
	Growth 2020-2023	-28.69%	0.33%	1.87%
	Growth 2010-2020	28.74%	3.92%	8.53%
<b>HOUSEHOLDS</b>	2028 Projection	1,307	27,185	224,192
	2023 Estimate	1,297	26,685	217,449
	Growth 2023-2028	0.78%	1.88%	3.10%
	Growth 2020-2023	-23.78%	0.11%	2.24%
	Growth 2010-2020	20.75%	7.82%	10.34%
	<i>2023 Est. Average HH Income</i>	\$96,288	\$78,155	\$86,043

Source: Claritas 2021

**TRAFFIC COUNTS**

*(Within a One Mile Radius)*

8,416± ADT\*

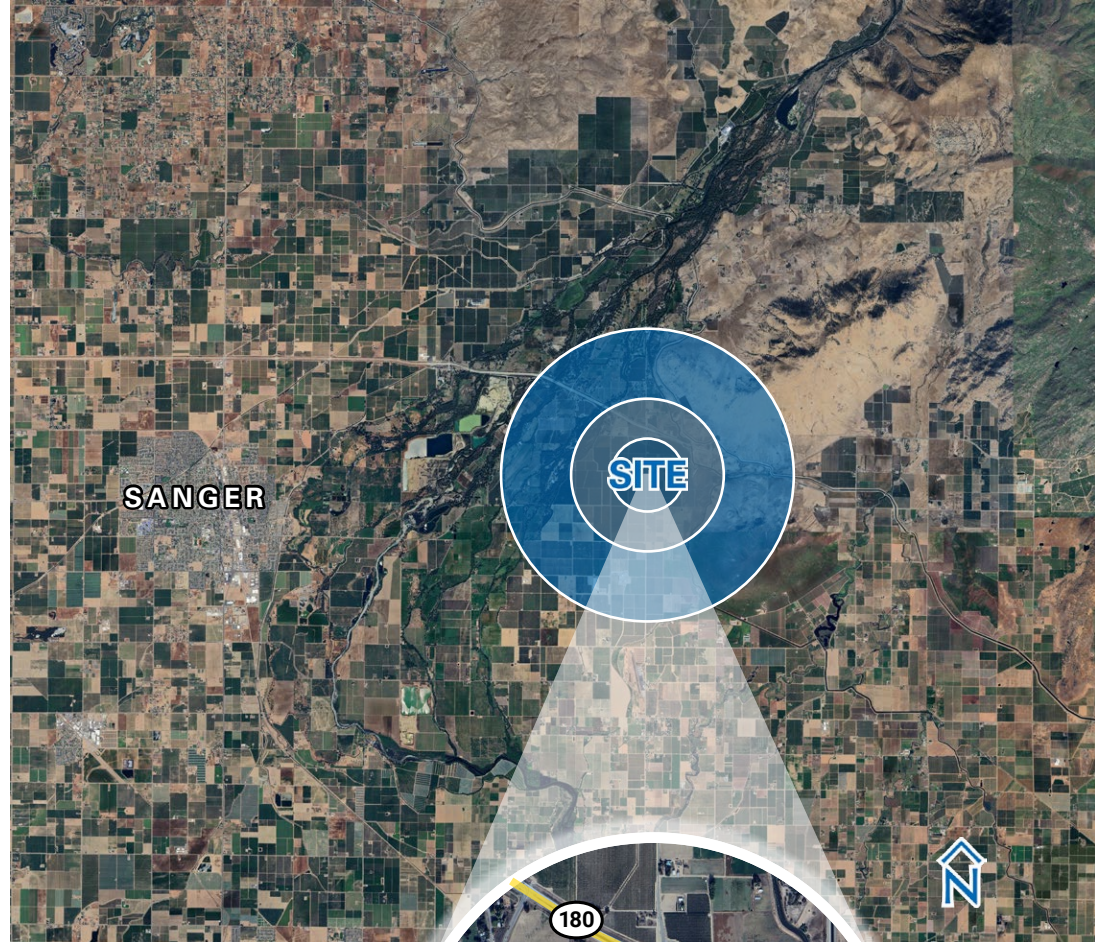
Frankwood Avenue at Kings Canyon Rd  
*(North, East, and Southbound)*

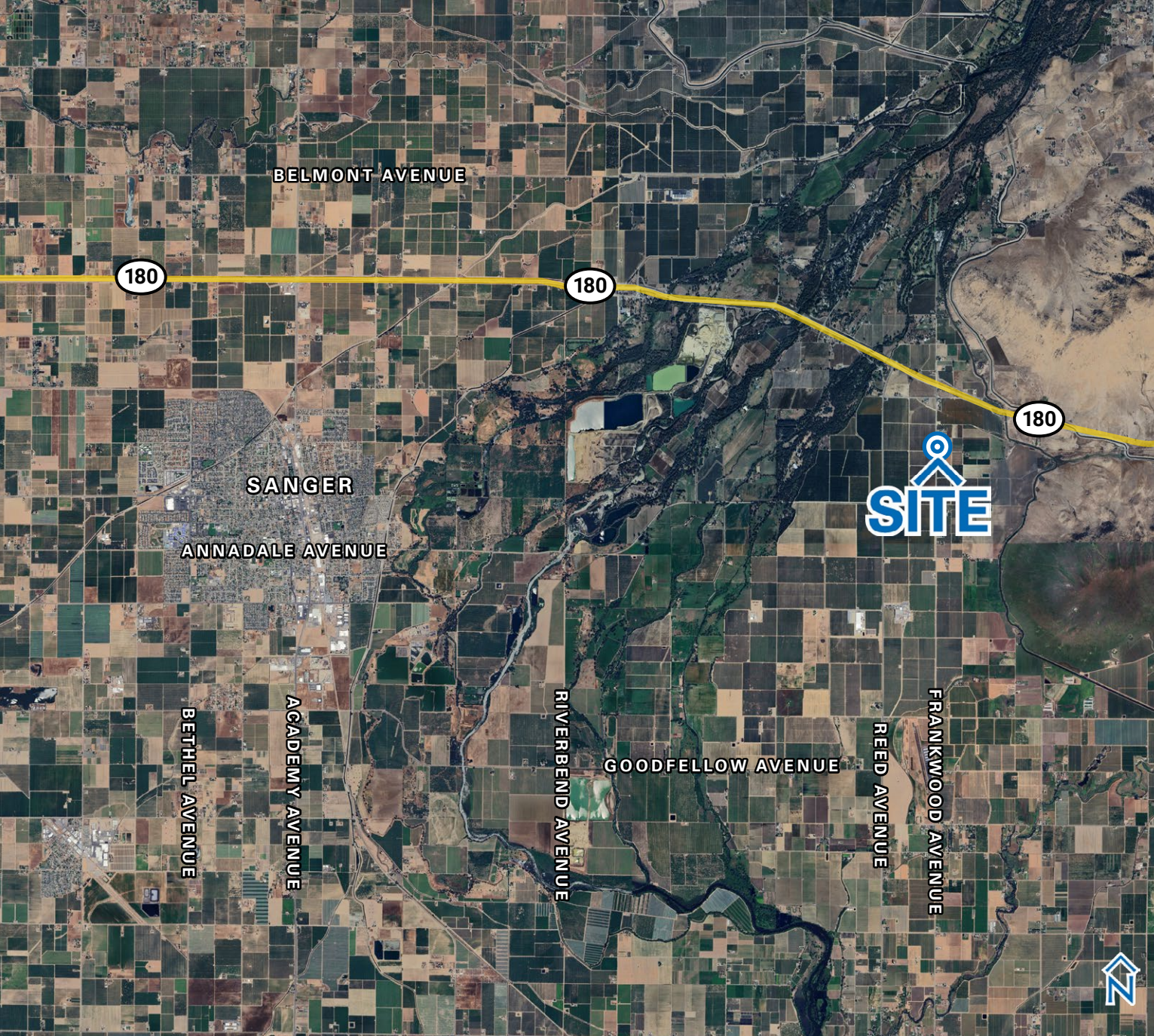
18,860± ADT

Avenue Street at Road Drive  
*(North, East, and Southbound)*

Source: Kalibrate TrafficMetrix 2021

\*Note: Estimate based on 3% annual increase from 1997 Traffic count





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