

3659 SOUTH OX RD EDINBURG, VA 22824

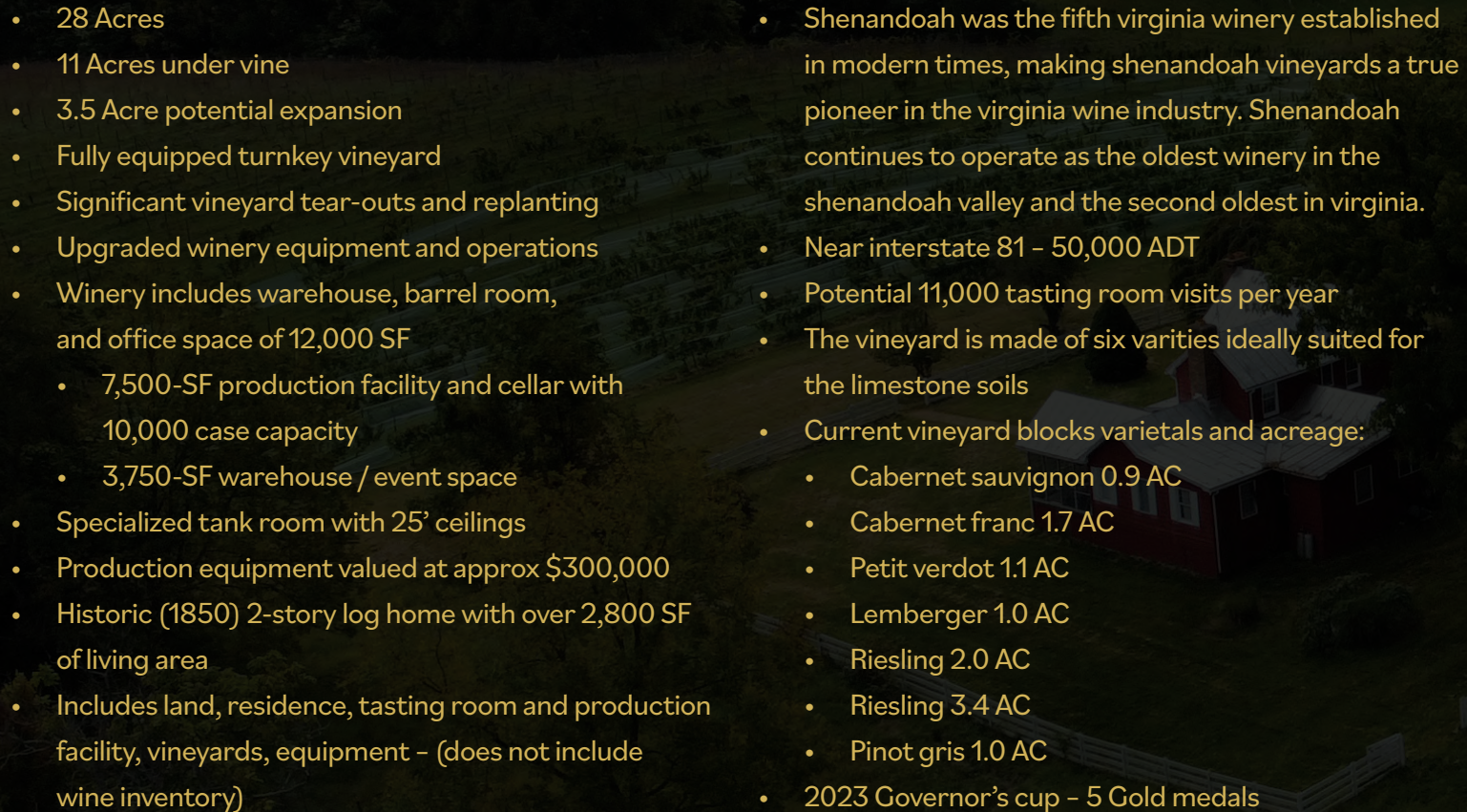
- 28 ACRES
- LARGE WINERY
- TASTING ROOM
- MAIN HOUSE
- 10,000-CASE CAPACITY
- PRICED AT \$1,900,000
- FULLY EQUIPPED VINEYARD
- NEW EQUIPMENT & FACILITY IMPROVEMENTS
- RECENT PLANTING IN FULL PRODUCTION
- 5 GOLD MEDALS AT 2023 GOVERNOR'S CUP

NEWMARK

SHENANDOAH
FOUNDED 1976

OFFERING MEMORANDUM

PROPERTY HIGHLIGHTS

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- 28 Acres
 - 11 Acres under vine
 - 3.5 Acre potential expansion
 - Fully equipped turnkey vineyard
 - Significant vineyard tear-outs and replanting
 - Upgraded winery equipment and operations
 - Winery includes warehouse, barrel room, and office space of 12,000 SF
 - 7,500-SF production facility and cellar with 10,000 case capacity
 - 3,750-SF warehouse / event space
 - Specialized tank room with 25' ceilings
 - Production equipment valued at approx \$300,000
 - Historic (1850) 2-story log home with over 2,800 SF of living area
 - Includes land, residence, tasting room and production facility, vineyards, equipment - (does not include wine inventory)
 - Shenandoah was the fifth virginia winery established in modern times, making shenandoah vineyards a true pioneer in the virginia wine industry. Shenandoah continues to operate as the oldest winery in the shenandoah valley and the second oldest in virginia.
 - Near interstate 81 - 50,000 ADT
 - Potential 11,000 tasting room visits per year
 - The vineyard is made of six varieties ideally suited for the limestone soils
 - Current vineyard blocks varieties and acreage:
 - Cabernet sauvignon 0.9 AC
 - Cabernet franc 1.7 AC
 - Petit verdot 1.1 AC
 - Lemberger 1.0 AC
 - Riesling 2.0 AC
 - Riesling 3.4 AC
 - Pinot gris 1.0 AC
 - 2023 Governor's cup - 5 Gold medals

SITE AREA



INTERIOR PHOTOS





EXTERIOR PHOTOS



LOCATION OVERVIEW

Virginia wine lovers know that wine made from grapes grown in the Shenandoah Valley tends to have distinctive and pleasant characteristics, as the fruit quality is influenced by the unique climate and soils of the Shenandoah Valley-an acclaimed terroir in Virginia.

Meteorologists have determined that Shenandoah is the driest county in the United States east of the Mississippi, and Valley breezes help keep vine foliage dry and healthy thus minimizing the risk of fungal vineyard diseases, and significantly reducing the need/frequency for vineyard spraying compared to other locales on the east coast.

Now that the replanted acreage is in full production, Shenandoah is producing some of the highest quality grapes in the valley. This is proven by the results of the 2023 Governor's Cup Wine Competition. Winning five gold medals, Shenandoah Vineyards was the most awarded in the Shenandoah Valley and one of the top winning wineries in the state.





CONTACT

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