

FOR SALE | Tanjuli Winery And Vineyard

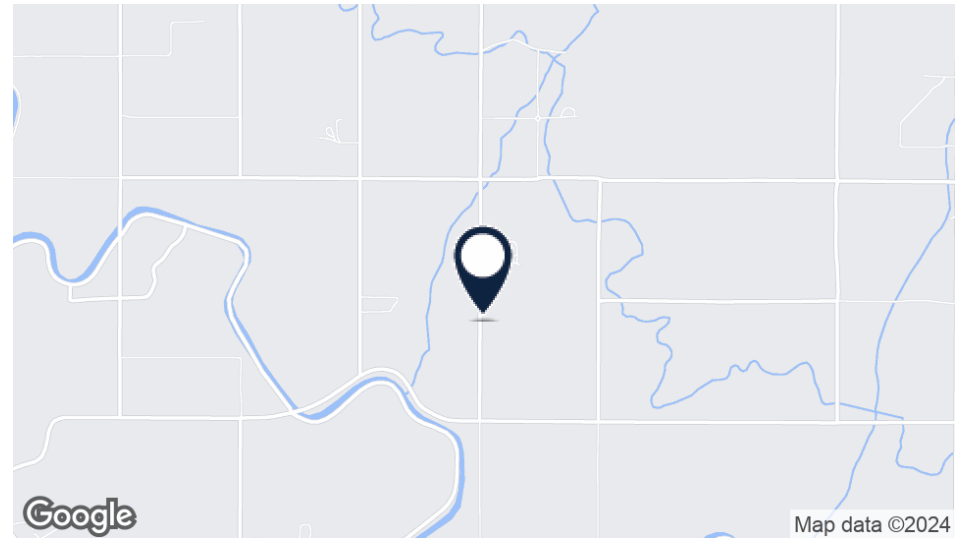


Offered at: \$1,400,000
Available: 6,600SF / 7.56 Acres

209 N. Bonair Rd.
Zillah, WA 98953

Nick Mayer
nmayer@almoncommercial.com
218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800; O
509.480.0733; C

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	6,600SF
Vineyard Size:	+/- 6.56 Acres
Year Built	2010
Lot Size:	7.56 Acres
Price / SF:	\$212.12
Zoning:	Ag

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase Tanjuli Winery, a 7.56-acre wine estate with +/- 6.56 acres of established vineyards and a 6,600SF (110' x 60') clear-span, wood-framed processing facility and tasting room.

The building is serviced by a 600A, 480V-3-phase power supply and constructed using reinforced concrete foundation walls on 8" slab-on-grade with floor drains. It has two 10' x 10' grade level overhead roll-up doors , a loading dock, floating truss roof system/TPO membrane roof, 12' clear-span ceiling height and his/hers ADA compliant restrooms.

Located along the Rattlesnake Hills Wine trail and AVA in Zillah, WA this estate holds senior irrigation water rights and has a private well supplying water to the property. The vineyard contains eleven different grape varietals planted over 16-years ago and a wind machine. SELLER FINANCING is available. FIXTURES & EQUIPMENT sold separately.

Highlights



PROPERTY HIGHLIGHTS

- Low maintenance, clear-span building design with established vineyards producing 2-5 tons/acre annually.
- Senior shares of Union Gap Irrigation water rights. Private well. Septic.
- Heavy power service.
- Quality constructed, well insulated, developed with attention to detail.
- Seller financing available.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	287	5,187	12,048
Total Population	676	15,975	39,659
Average HH Income	\$53,638	\$61,806	\$68,522

Additional Photos

