

# FOR SALE | Bonair Winery And Vineyard

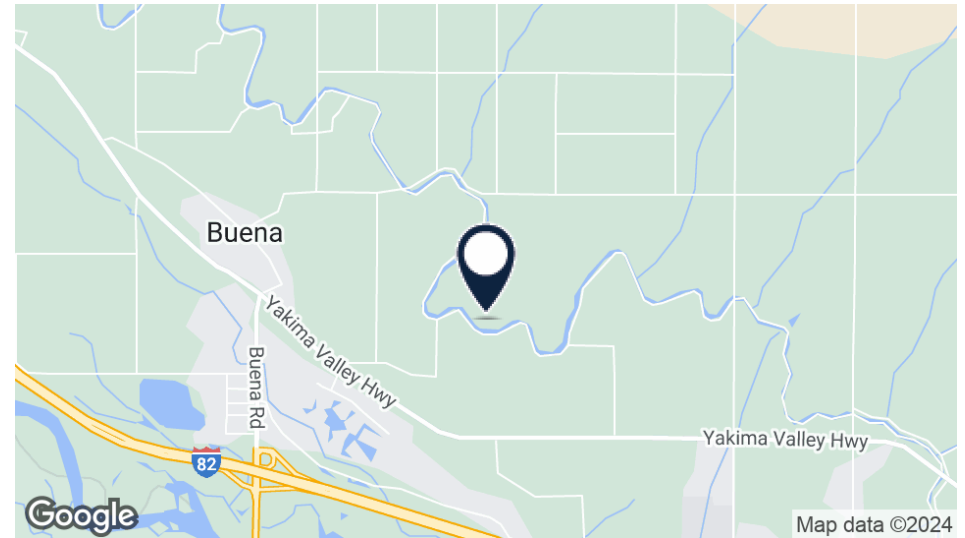


Offered at: \$2,600,000  
Available: 18,366SF

500 S. Bonair Rd.  
Zillah, WA 98953

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# Executive Summary



## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Sale Price:    | \$2,600,000            |
| Building Size: | 18,366SF               |
| Lot Size:      | +/- 36 Acres           |
| Price / SF:    | \$141.57               |
| Yr. Built      | 1980, 1985, 1994, 2006 |
| Zoning:        | Ag                     |
| Market:        | Central Valley         |

## PROPERTY OVERVIEW

This OFFERING is for the opportunity to purchase the "Bonair Winery" and Vineyard Estate in Zillah, WA and located in the coveted Rattlesnake Hills, AVA. The property encompasses +/- 36 acres of mature vines on four separate tax parcels and approximately 18,366sf of building improvements.

The sale includes a barrel and inventory warehouse, an underground wine cave that holds 250 barrels for aging, a processing facility with crusher, all fermentation tanks, bottling line, all inventory and grapes (quantity to be determined at time of sale), brand, and a retail tasting room/hospitality center containing a commercial kitchen. Additionally, a large +/- 2,856SF Tudor-style home currently being operated as an Air BnB is also included.

This turn-key investment opportunity represents 40 years of pride as ownership plans to transition into retirement.

This is an asset sale. Price is NOT based on current operational P&Ls. SELLER FINANCING AVAILABLE.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Competitive Seller financing terms.
  - Eleven grape varietals producing 3-5 tons/acre annually.
  - Senior irrigation water rights.
  - All inventory, brand, grapes and wine manufacturing equipment included in sale.
  - Exceptional setting in wine country with views of Mt. Adams & Mt. Rainier.
  - Well established vineyard complimented by a thoughtful operational footprint.
  - Turn-key real estate and business opportunity.
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# Additional Photos



## Additional Photos



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