

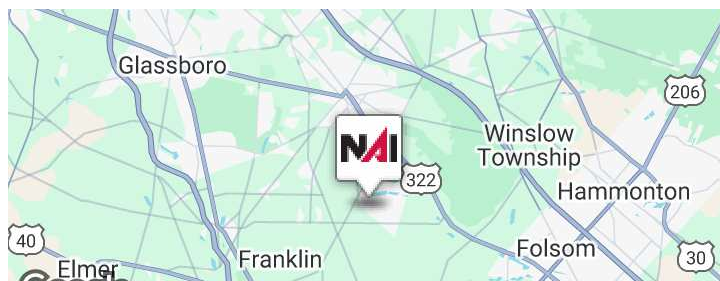


# 870 W Malaga Road

Williamstown, New Jersey 08094

## Property Highlights

- Real Estate & Winery For Sale
- 6,300+/- SF Tasting Room/Winery (Constructed 2019)
- Separate Winery Storage Building
- Additional Outdoor Patio & Picnic Areas
- Equipment Inventory Available Upon Request



## Offering Summary

Sale Price:	\$4,950,000
Lot Size:	110+/- Acres

### For More Information

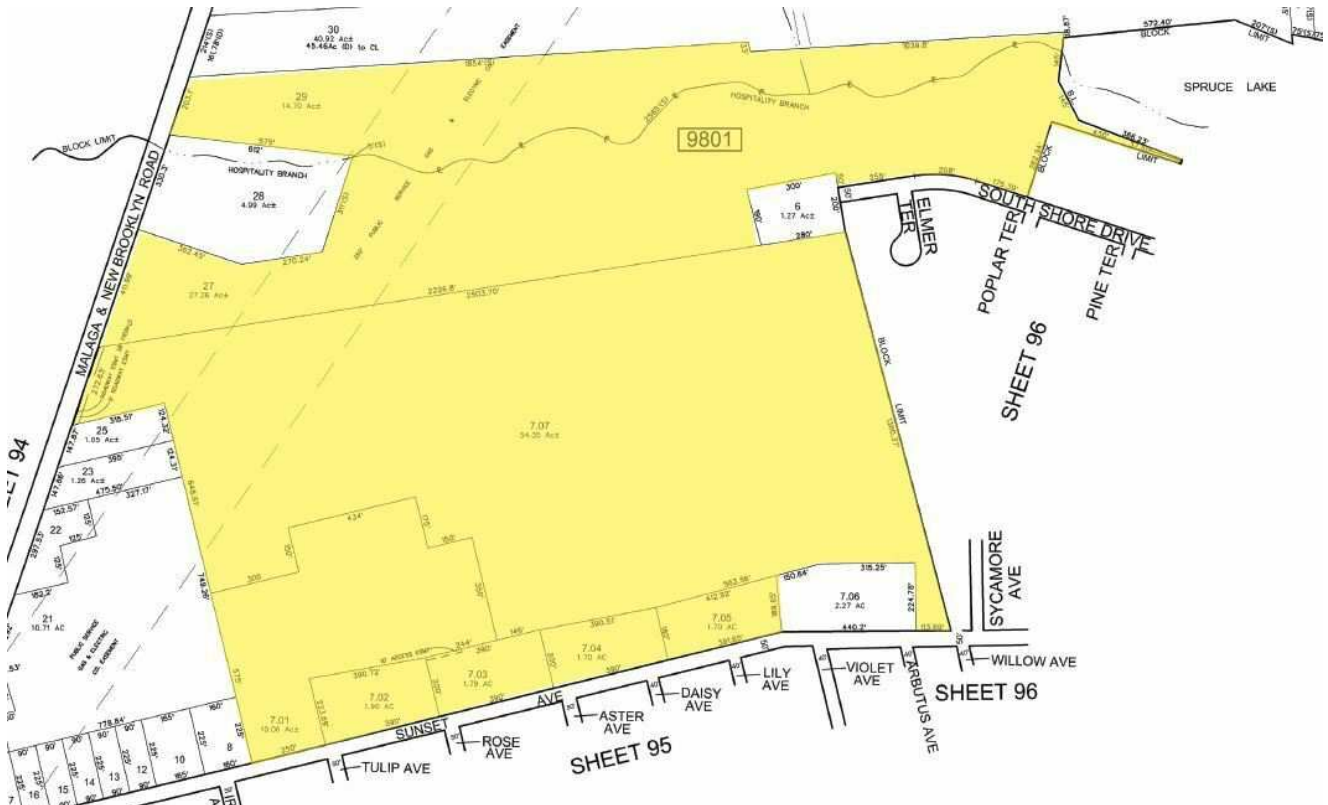
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## The Property

The winery spans approximately 53+/- Acres and features diverse attractions, including vineyards, two lakes, two ponds, a small creek, a festival field and multiple structures. The property also includes four buildable residential lots along Sunset Avenue, each offering stunning lakefront views with access to city water and sewer.

Approximately 9+/- Acres are dedicated to producing the 15 different varieties of wine grapes. Current expansion efforts aim to add three more vineyard acres, reflecting commitment to growth and quality wine production.



## The Business

The property was transformed into a vineyard starting in 2012, with 10 grape varieties flourishing. By 2017, it expanded to 9+/- Acres with 15 varieties. Current Varieties include Sauvignon Blanc, Blaufrankisch, Merlot, Chambourcin, and Chardonnay. Vineyard productivity fluctuates yearly, with an expected yield of 30 tons in 2024, and 40 tons by 2026. The winery thrives on the dedication of its small team and the support of its community, continuously evolving to meet the demands of growing and producing quality wine.

Today, the tasting room and outdoor areas are a bustling in spring and fall, with entertainers performing on a rustic stage with local food trucks providing food. The site offers picturesque views of a 16-acre lake and surrounding forest trees and vineyards, creating a relaxing environment for wine tasting. Indoor spaces are popular year-round, often filled to capacity with table reservations. Private event spaces cater to parties of 25 to 150 people, offering a variety of indoor, outdoor, and hybrid options.

The winery also hosts themed events sometimes attracting up to 800 people. Smaller events, such as: wine pairing dinners, holiday celebrations, and trivia nights, help fill the space during other times. These efforts contribute to a vibrant, year-round community atmosphere at the winery.