

FOR SALE



Chamard Vineyards
115 Cow Hill Road
Clinton, CT

Chris O'Hara

Senior Vice President

203.257.0032 | cohara@coldwellbankermoves.com

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COMMERCIAL**

PROPERTY DETAILS

- ~40-acre estate vineyard & farm winery
- Fully operational wine production
- On-site French-inspired bistro (lunch & dinner)
- Tasting room + year-round events & live music
- Farmhouse residence on property
- Indoor/outdoor dining & 20 acres of established vines
- Built in 1988
- R-30 Zoning
- Located in the shoreline town of Clinton, CT
- Taxes: \$24,579
- Asking Price : Available Upon Request



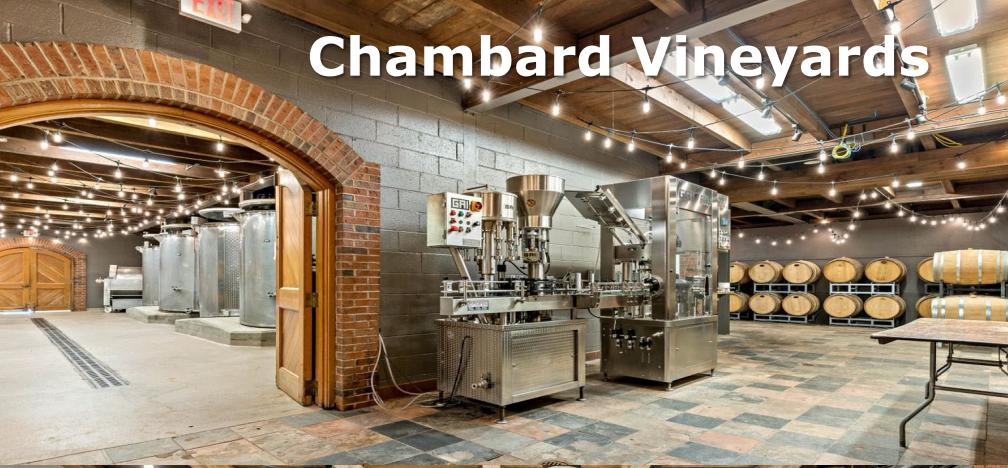
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- Premier estate vineyard located along the southern Connecticut coastline
- **20 acres** of established, fully operational grapevines
- On-site **French-inspired bistro** serving lunch and dinner
- Active **winery and tasting room** open to the public
- **On-site farmhouse residence** included
- Conveniently located **minutes from I-95**
- Old-world European architecture blended with modern hospitality amenities
- Award-winning wines, sweeping vineyard views, indoor and outdoor dining.

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From Vine to Bottle

Chambard Vineyards

Bistro, Tasting Room & Event Spaces



Estate Highlights

- **Rare turnkey vineyard, hospitality & event estate** along the Connecticut shoreline
- **Multiple revenue streams** including wine production, bistro dining, events, tastings & retail
- **Established brand recognition** with strong regional and tourist traffic
- **High-margin event opportunities** (weddings, corporate retreats, private dining)
- **Destination property** drawing customers from CT, NY, RI & MA
- **Proven operational history** with consistent visitor volume and repeat business
- **Synergy between bistro, vineyard, events & wine sales** creates diversified, resilient income
- **Significant upside potential** through expanded events, production scaling & retail channels
- **Limited competition**—vineyard estates with on-site restaurant & event spaces are extremely rare in Southern CT
- **Institutional-quality land holding** with long-term appreciation potential
- **Strong demographics & tourism corridor** in the CT shoreline market
- **Turnkey ready for owner-operator, hospitality investor or vineyard expansion**



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PROPERTY LOCATION



Prime Shoreline Setting

- Nestled along the southern Connecticut coast, Chamard Vineyards enjoys a serene countryside setting just minutes from beaches, marinas, boutique retail, and shoreline attractions.
- **Immediate Access to Route 1 & I-95** : Located less than **1.3 miles from I-95 (Exit 63)** and seconds from Route 1, the property offers exceptional regional connectivity for guests, vendors, and event traffic.
- **Centrally Positioned Between Major Cities**
 - Chamard sits in the heart of the Shoreline corridor:
 - **20 minutes to New Haven**
 - **35 minutes to Hartford County**
 - **45 minutes to Providence**
 - **90 minutes to New York City**
 - This makes it ideal for destination events, tourism, and regional wine distribution.

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