

WINE FACILITY FOR SALE

WINE PRODUCTION & BULK STORAGE 155 CHERRY CREEK ROAD CLOVERDALE, CA



16,000± SQ. FT. TOTAL ON 2± ACRES
264,354± GALLONS OF STAINLESS-STEEL WINE TANKS.

50,000 Case Winery Zoning. The storage tanks and related equipment are included in the offering. There are two separate buildings totaling 16,000+/- square feet. This property is ideal for a small to mid-size brand or a custom crush facility. Tank sizes ranging from 1,900 to 12,500 gallons provide the ability to handle small to mid-sized lots. This unique opportunity has existing tenants generating approximately \$30,000.00 per month in revenue. That income stream would carry much of the operating costs and allow an operator to own the winery at a very low monthly expense. In addition to the winery, this property includes a recently remodeled upstairs residential unit which boasts of a rooftop view deck and oak studded back yard.

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ADDRESS: 155 Cherry Creek Road, Cloverdale, CA

BUILDING SIZE: 16,000±sf (two separate buildings- per Assessor Records)

LOT SIZE: 87,120± sf (2± acres)

APN: 001-320-047

ZONING: PD-5 (Planned Development) 50,000 Case Winery

BUILDING DESCRIPTION: Light industrial warehouses with yard space

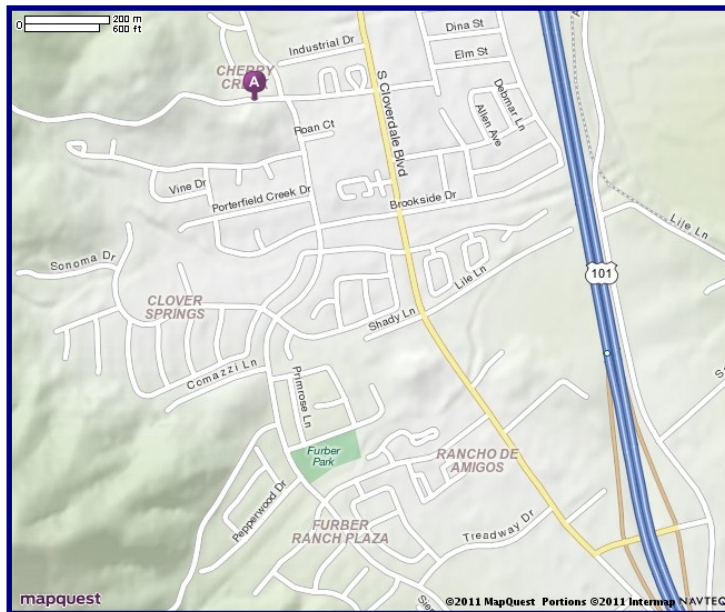
DEMOGRAPHICS

	1 MI	3 MI	5 MI
AVERAGE HOUSEHOLD INCOME	\$64,630	\$67,465	\$68,739
POPULATION	6,705	9,796	10,310

FEATURES:

- ▶ 50,000 case Wastewater Discharge Permit possible with Pre-Treatment
- ▶ Easy access to Highway 101
- ▶ Zoned for 50,000 case Winery
- ▶ 264,354 gallons of stainless-steel storage tanks (Equipment List Attached)

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Tank List		Equipment List			
Lower Cellar Building	Tank Number				Tank Capacity
Lower Cellar	T-1				5,318
Lower Cellar	T-2				3,986
Lower Cellar	T-3				3,986
Lower Cellar	T-4				3,986
Lower Cellar	T-5				9,392
Lower Cellar	T-6				9,392
Street Level Cellar	T-7		Non-Jacketed		6,255
Lower Cellar	T-8				5,318
Lower Cellar	T-9				9,392
Lower Cellar	T-10				9,392
Street Level Cellar	T-11		Non-Jacketed		6,255
					72,672
Upper Cellar Building					
Upper Cellar	T-20				9,057
Upper Cellar	T-21				9,057
Upper Cellar	T-22				5,978
Upper Cellar	T-23				5,978
Upper Cellar	T-24				5,978
Upper Cellar	T-25				6,011
Upper Cellar	T-26				6,011
Upper Cellar	T-27				6,011
Upper Cellar	T-28				6,011
Upper Cellar	T-29				6,011
Upper Cellar	T-30				6,011
Upper Cellar	T-31				6,011
Upper Cellar	T-32				12,352
Upper Cellar	T-33				12,352
Upper Cellar	T-34				9,146
Upper Cellar	T-35				9,146
Upper Cellar	T-36				9,146

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Upper Cellar Building	Tank Number				Tank Capacity
Upper Cellar	T-37				3,038
Upper Cellar	T-38				12,352
Upper Cellar	T-39				12,352
Upper Cellar	T-40				9,146
Upper Cellar	T-41				9,146
Upper Cellar	T-42				3,038
Upper Cellar	T-43				1,987
Upper Cellar	T-46				5,178
Upper Cellar	T-47				5,178
				Total estimated gallons:	264,354
Additional Equipment:					
Hoses		Misc hoses in Upper & Lower Buildings			
Clamps & Connectors		Upper building & Lower Building			
Wine Pumps		2 Waukesha wine pumps			
Air Compressor		Exterior of Upper Building			
Glycol System		60 Ton Unit at North end of Upper Building.			
Kitchen Appliances		Stove, Refrigerator, Dishwasher, & Microwave			

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