



*Own* this Celebrated Coastal Experience  
— Westport Garden Resort

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# Welcome to Westport Garden Resort



Owning this resort is not merely an investment — it's a business in full bloom. Here, the landscape itself sells the story: fifteen acres of gardens that change with the seasons, a winery and distillery whose award-winning craft has earned international recognition, and a restaurant where guests linger over meals as memorable as the wines that accompany them.

Each year, more than 100,000 visitors arrive to wander the lavender labyrinth, discover the International Mermaid Museum, or gather with family and friends to celebrate life's milestones in a setting both refined and welcoming.

For its owner, the resort offers not only diversified streams of revenue, but an opportunity to carry forward a place that inspires connection, beauty, and return visits.



21  
ACRES

9  
BUILDINGS

~28,000  
SQ. FT.



# FAQ

**Q: What is included in the sale?**

A: The offering includes 21.36 acres, ~28,000 square feet across nine structures, all equipment, furniture, fixtures, inventory, bonded warehouse, two resort homes, and additional amenities (gardens, museum building, restaurant, distillery).

**Q: What is the asking price?**

A: The full package is offered at 4 million for the real estate, business, and assets. Priced to find its new owner!

**Q: What are the financial highlights?**

A: In 2023 the winery achieved nearly \$4 million in sales with EBITDA of ~\$882,591, representing an attractive ~22% cap rate.  
\*buyer to verify\*

**Q: Will the workforce remain in place?**

A: Yes, this is a turnkey, debt-free business with an experienced team in place and willing to stay.

**Q: What makes the winery brand stand out?**

A: Westport Winery was named 2022 Washington Winery of the Year, with 700+ medals for its wines. The onsite Sea Glass Grill has been recognized by USA Today as one of the Top Winery Restaurants in the U.S.

**Q: How many visitors does the winery attract?**

A: Westport Winery welcomes 100,000+ visitors annually. The International Mermaid Museum alone draws ~83,000 visitors per year.

**Q: How is wastewater, water, and power handled?**

A: The site has existing utility infrastructure; wastewater systems have been engineered for winery operations, and water/power are established with 8 connections in use.

**Q: What is the surrounding environment?**

A: The property borders the 55-acre Chehalis Wildlife Area, with extensive gardens, trails, disc golf, a labyrinth, dog park, and wedding lawn integrated into the guest experience.

# Westport Winery



We begin at the heart of Westport Winery Garden Resort: the winery. Recognized as Washington Winery of the Year 2022 and counted among the most admired in North America, this is not a new venture finding its footing—it is an established and proven producer with more than 700 international medals to its name.

Here, guests step into a tasting experience that is both welcoming and refined. Flights of Cabernet Sauvignon, Chardonnay, Syrah, and other celebrated varietals are poured in elegant tasting rooms, while those who prefer may enjoy their glass outside among the gardens.

For an investor, the winery represents more than artistry in a bottle—it is the foundation of a destination brand, with wine clubs, repeat guests, and national recognition already in place. It is the anchor of the resort's reputation, and a proven engine of both revenue and loyalty.





## THE TASTING ROOM & GIFTSHOP

- Two restrooms
- 40 ft bar with seating for 8 guests nearby.
- Retail display for winery merchandise.
- Large windows and tall ceilings for natural light.

## REVENUE STREAMS

- Wine-club membership (a big one!)
- Wine bottle purchases
- Wine tasting
- Gifts and other merchandise

# Sea Glass Grill



Steps away from the elegant wine-tasting room, the resort reveals another distinction: the Sea Glass Grill, twice recognized among the Top 5 Winery Restaurants in the Nation by USA Today. Here, dining elevates the visit into a complete experience.

Guests return for their signature dishes —brunch favorites, coastal specialties, and desserts that have become part of the resort’s reputation. The restaurant keeps visitors on property longer, increases per-guest revenue, and creates opportunities for private dining, events, and seasonal celebrations and full-day visits.

It is a proven and profitable extension of the winery, one that sets Westport apart from nearly every other property in Washington’s wine country.



## RESTAURANT

- 3,888 sqft metal building
- Built in 2008
- Averages nearly 100 meals/day!
- Signature 40' tall lighthouse, a 25% scale replica of the historic Grays Harbor Lighthouse!

- Utilizes house-made spirits and wines in all relevant recipes.
- All food is scratch made!

## KITCHEN

- Fully functional commercial kitchen
- Pantry storage
- Walk in and additional cooling space.



## DINING AREAS

- Dining areas include main dining room, The Mermaid Lounge, The Lighthouse room, The Sunroom, and outdoor patio and covered quonset tent seating.

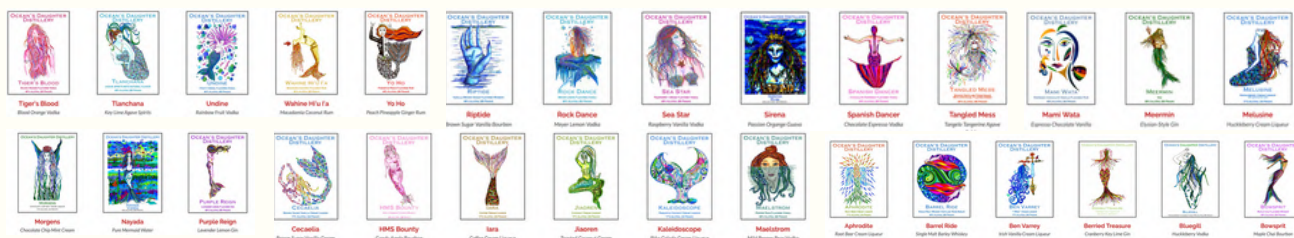
## REVENUE STREAMS

- All restaurant sales including food, beverages, and a la carte food!
- Wine and spirits sales
- Leasing space for private dining events.



# Ocean's Daughter Distillery

The experience of the International Mermaid Museum begins not just with exhibits, but with taste. At its entrance, guests are welcomed by the Ocean's Daughter Distillery Tasting Room, where handcrafted vodkas, gins, rums, and whiskeys invite discovery. Each spirit reflects the same attention to detail and artistry that defines the winery, offering visitors a refined introduction before they step deeper into the museum's world. Ocean's Daughter Distillery opened in 2019 and its Splash Club (spirit club) boasts hundreds of members. Splash Club charges for two bottles of spirits per quarter!



# Mermaid Museum Cafe

Alongside, the drive-up café provides a thoughtful amenity for guests beginning their day. Open early, it offers specialty coffees, smoothies, fresh pastries, and light fare—perfect for those arriving before a tour or enjoying the resort's gardens and trails. And don't forget about the additional gift shop with water-themed gifts! This convenient stop not only enhances the museum visit, but widens the resort's hospitality to travelers passing through.





# International Mermaid Museum

From these first touches of flavor and welcome, the journey into the International Mermaid Museum's immersive exhibits unfolds. What might first seem whimsical soon reveals itself as purposeful: a 9 person boarded nonprofit dedicated to ocean ecology, told through the lens of mermaid mythology. With more than 80,000 visitors each year, the museum is a distinctive cultural anchor, blending education, wonder, and community into the greater resort experience.





### CAFE & DISTILLERY

- Spirits (and wine) tasting room
- Non-alcoholic coffee and treats

### RETAIL

- Expansive ocean-themed gift shop
- Bottled spirits
- A la carte food and treats



## THE INTERNATIONAL MERMAID MEUSEUM

- This building houses the International Mermaid Museum's gift shop, two restrooms, office, and exhibition hall. There is 16-feet of tasting bar, a commercial kitchen, seating for six guests inside and 8 guests outside.
- The International Mermaid Museum is a registered IRS 501(C)3 non-profit organization with an 9-person board of directors.
- Westport Winery operates its gift shop, and pays its utilities and insurance. The museum collects admission, donations, and memberships, as well as revenue from miscellaneous activities within the museum, which go toward grade school curriculum and high school scholarships. The museum pays rent to Vineyards-By-the-Sea, which is the property owner of the 21 acres that everything rests on.





# The Gardens

The gardens at Westport Winery Garden Resort are more than a backdrop—they are a destination in their own right. Spanning 15 acres of carefully designed landscapes, they provide a picture-worthy setting for guests to stroll with a glass of wine or cocktail in hand. Lavender fields, 60 outdoor sculptures, and quiet pathways create moments of beauty at every turn, each corner offering interpretive signs to view to pause and savor.



The gardens hold their own sense of discovery for everyone to enjoy. Intertwined inside you'll find pitch putt golf and playful mazes in its landscape designed for everyone—refined enough to host weddings and private events, yet inviting and approachable for everyday visitors.

In this way, the gardens embody the heart of the resort: a place where experiences are shared, memories are made, and every visit feels uniquely your own.





# Speak Easy Events



The venue offerings at Westport Winery Garden Resort elevate the property from a winery into a true destination. At the center is The Speakeasy, an elegant indoor venue accommodating up to 120 guests. Designed for versatility, it seamlessly hosts weddings, corporate retreats, or private celebrations year-round. With furnishings, linens, and thoughtful design already in place, it is a turnkey space that allows events to be hosted immediately without additional investment. Outdoors, the wedding garden and event tent provide a romantic and flexible setting for larger gatherings. Couples are drawn to the natural beauty of the gardens as a backdrop for their ceremonies and receptions, while the tent offers space for dining and dancing under the sky. Established as a sought-after venue, it captures the growing demand for destination weddings and celebrations in the Pacific Northwest.

Together, these spaces create a balanced event portfolio—offering both indoor and outdoor options that appeal across seasons. For a buyer, they represent more than just physical settings; they are proven revenue generators with room to expand. With food and beverage support from the acclaimed Sea Glass Grill, established wedding demand, and future lodging opportunities already approved, the event venues provide both immediate returns and long-term growth potential.





## Stay a while

Hospitality at Westport Winery Garden Resort extends well beyond a day trip. The property currently includes four established rentals properties that create a steady stream of revenue with both long term and short term rental spaces.



The presence of four RV spaces expands accessibility and brings in another market segment: road travelers and wine tourists seeking a unique stopover.



## Captain's Cottage

Averages \$350 a nightly rental

The Captain's Cottage at Westport Winery Garden Resort features three bedrooms and two baths with a private fenced yard. Each bedroom boasts a king bed. In the open concept living area there is an electric fireplace. A full kitchen, island with seating and a dining area to create the perfect gathering place for guests. The back patio has a hot tub, dining table, propane bbq and a fire pit. There are big screen TVs in the living room and primary suite. 1491 square feet of living space on its own septic system converted to a vacation rental in 2023.



3

BEDROOMS

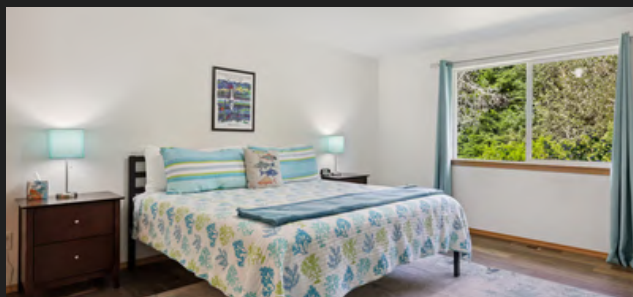
2

BATHROOM

8

OCCUPANCY

[AirBnB Link](#)



# Lieutenant's Lodge

This 800-square-foot building was built in 2015 and features 2 bed, 2 bath and an open-concept layout. Equally great for corporate, traveling nurse/doctors and/or ownership, management or an employee where having them on site is a plus for the business!

2

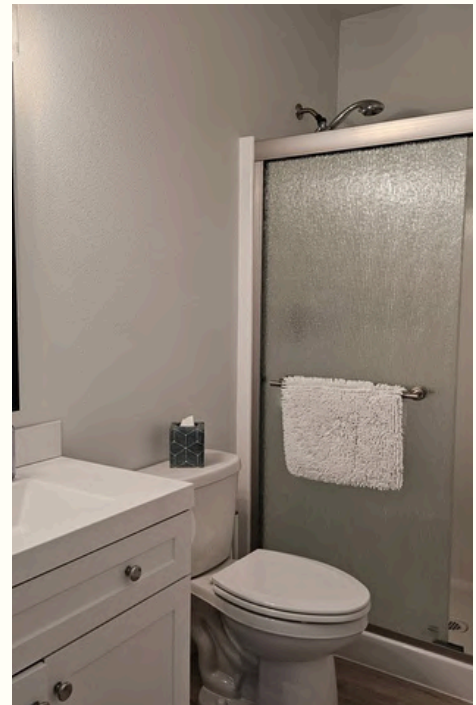
BEDROOMS

2

BATHS

4

PEOPLE  
OCCUPANCY





# Ensign's Suite

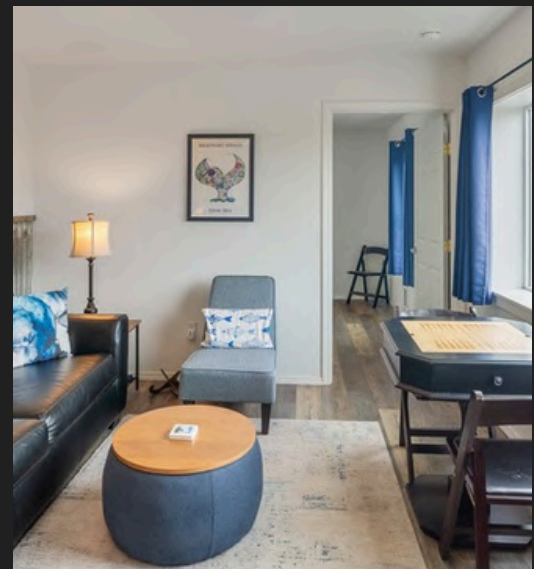
Corporate rental, prices vary

This newly renovated 1-bedroom, 1-bath apartment offers low-maintenance living with modern comfort. Bright and functional, it's perfect for corporate stays, traveling professionals, or on-site staff housing. Features include an open living area, efficient kitchen, updated bath, and cozy bedroom. With space for up to 2 occupants, it's a versatile option for work or leisure stays.

1  
BEDROOMS

1  
BATHS

2  
PEOPLE  
OCCUPANCY



# Commander's Palace

Averages \$400 a nightly rental

The Commander's Palace at Westport Winery Garden Resort is a four-king bedroom, two bath home with 2163 sqft of living. A gourmet kitchen with both a table and a bar create enough space for everyone. The beautiful view of the pond creates a calming environment. There is a electric fireplace in the living room. There are televisions in both the living room and the primary suite. 649 square foot garage with activities, hot tub, fenced yard and its own septic system currenty used as a vacation rental.

4

BEDROOMS

2

BATHS

8

PEOPLE  
OCCUPANCY

[AirBnB Link](#)



# Harvest Host



These four convenient RV parking spaces are a unique customer opportunity for Harvest-host members to book the space and stay for 1-2 days. They explore, learn, and spend throughout the property during that time!

There is no space rent, per se. The mutual understanding is that the space and Harvest Host in general offers members/customers the opportunity to explore various parts of the US, and it offers wineries (and other like-kind businesses) opportunities to widen their customer base.



# Expansion Opportunity



The true value-add for an investor lies in what comes next. The property is zoned and pre-approved for up to 20 additional lodging units, offering rare scalability in a coastal Washington destination. This flexibility could support boutique cottages tucked into the gardens, a multi-unit inn overlooking the pond, or even a multi-level lodge with panoramic views of the landscaped grounds. A top-floor restaurant or tasting lounge could further elevate the experience while capturing added revenue.

For weddings, corporate retreats, or leisure travelers, additional accommodations would transform Westport Winery Garden Resort from a day destination into a multi-day resort stay, increasing per-guest spending across wine, dining, events, and experiences.

With visitor demand already proven—more than 100,000 guests annually—the expansion potential represents one of the most compelling opportunities on the property.

In short, the current lodging (4 spaces) provides both comfort to select guests and immediate returns, while the future expansion unlocks the ability to position Westport Winery Garden Resort as a premier coastal resort destination—an offering unmatched in the Pacific Northwest wine and hospitality market.

This sort of expansion would be particularly timely with ongoing serious talks about the very likely PGA-certified golf course in Westport - a town very short on lodging options!

# Additional Buildings



## **STORAGE + WINE PRODUCTION**

- 3,168-square-foot TTB bonded wine production building (36' x 88') built in 2007.
- Seven overhead doors, a heated bay (12' x 36') that is an alternating wine/distillery premise.
- 432-square-foot apartment with a private bedroom, bath, and kitchenette.
- Mechanical room, and the remaining building used for wine production.

## **DISTILLERY BUILDING**

- 3,888-square-foot bonded distillery production building (36' x 108')
- Two overhead doors,
- Three 144-square-foot control areas for spirit storage
- Distilling room and 800-liter (200 gallon) still
- 3,024-square-foot storage area constructed in 2021.
- There is an adjacent 36' x 84' concrete pad.



## **AGRICULTURAL BUILDING**

- 1728-square-foot equipment and groundskeeping storage
- Power and water
- Two overhead doors
- Two storerooms

# Other Facts & Features

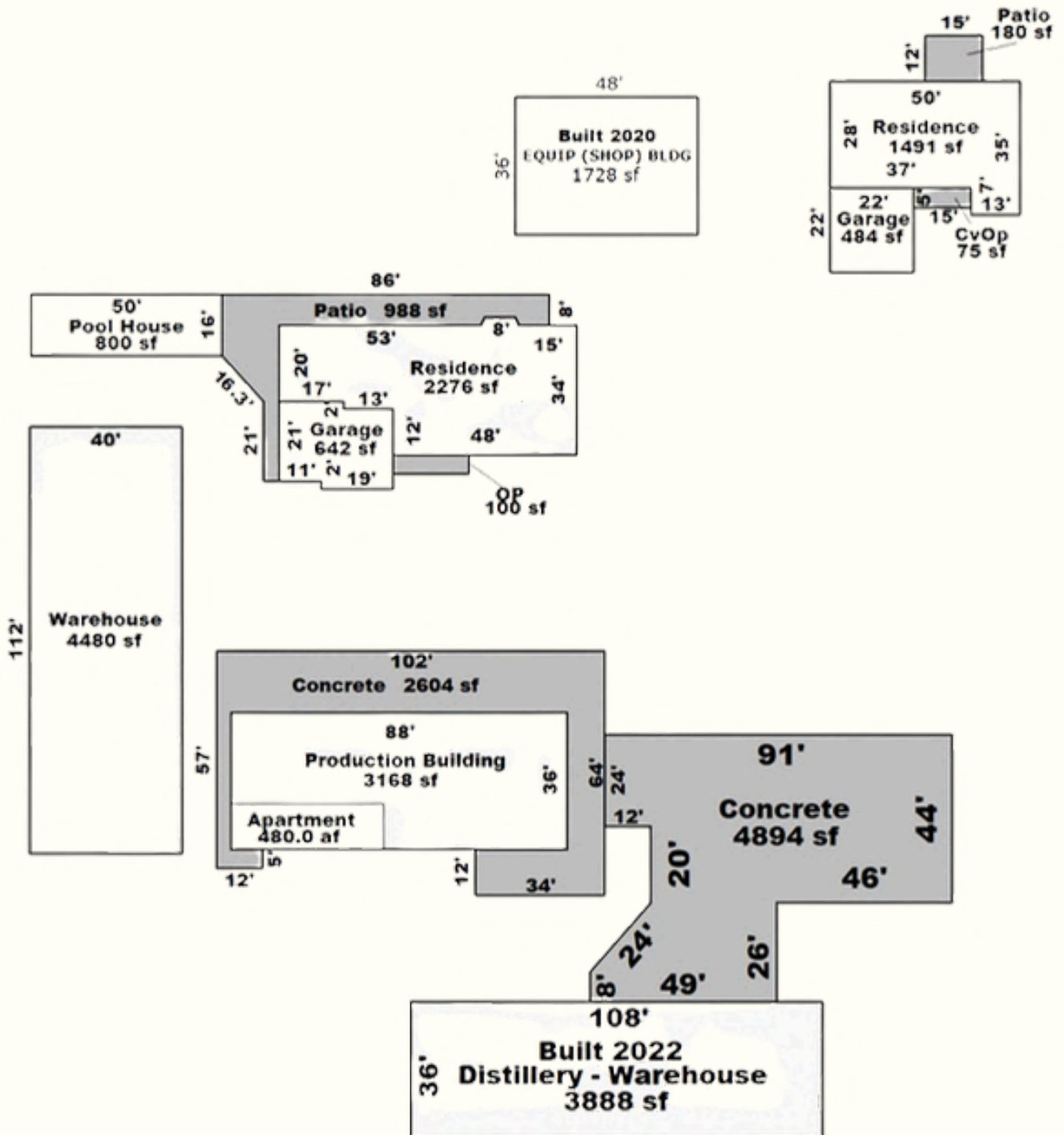
## UTILITIES

- The utilities on this property are common for rural development, but different than those most people are familiar with in urban settings.
- All water is supplied through the South Arbor Water System with seven connections. Westport Winery developed and owns the system.
- There are four existing septic systems on the property. There is ample space for additional systems.
- Grays Harbor PUD provides single phase power to the entire property. There are two generators on site. One is at the large residence and powers that house and the well. The second is at the winery/restaurant. These two systems allow the business to stay open during power outages.
- Internet is provided by Comcast with an automated switchover to Verizon via cellular service during Comcast outages which allows credit card transactions to continue, plus point-to-point internet.
- Refuse pick-up, including cardboard recycling, is provided by Lemay Sanitation.

## FIXED ASSETS INCLUDE (BUT NOT LIMITED TO)

- John Deere zero-turn mower with a 60" deck
- Kawasaki 4-seater quad
- Forklift
- Heat exchanger
- Bottle labeler
- Six-bottle hand filler
- 800-liter stainless steel still with a copper whiskey hat and two column
- Commercial kitchen equipment, including a 12' x 20' walk-in refrigerator
- Retail displays for two gift shops
- Indoor restaurant tables and chairs to serve 66
- Greenhouse tasting tables and chairs to serve 8
- Outdoor restaurant tables and chairs to serve 60
- Garden seating chairs or benches to seat 40 in different gardens
- Washer and dryer for restaurant and commercial kitchen
- Over 100 interpretive signs in the gardens
- Over 60 outdoor sculptures by local artists
- Campfire rings and picnic tables for four RV spaces

# Floorplans





Schedule a private tour today!



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