



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

BENNY VINO URBAN WINERY

834 Clyde Hill Road, Harpersfield, OH 44041



For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION

7466 Auburn Road
Concord, Ohio 44077
www.ohiohomeservices.net

Michael J. Zingales Joseph A. Zingales
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michaelzingales23@gmail.com josephzingales@gmail.com

BENNY VINO URBAN WINERY
834 Clyde Hill Road, Harpersfield, OH 44041

Have you ever dreamed of owning your winery? The opportunity is here! Situated on almost 7 acres in the middle of the Grand River Valley and the heart of Geneva wine country is this turn-key estate winery. This winery is just minutes from 5 other wineries including Debonne South River, Ferrante, Harpersfield, and many more. This unique property is perfect for the owner, investor, or experienced winemakers looking to build off the Benny Vino brand! Vintner Benny Bucci knows that the best wines must have the highest quality grapes! He sources many of his best fruits from Oregon, California, and Washington States. The wines are made onsite and hand-crafted, and he is willing to stay on after the sale to assist and teach what he knows best - producing wine! His passion is evident in the wines he produces along with the atmosphere! You or your manager can live onsite in the residence above the Grand River, surrounded by serene views of the water and nature all around! The present facility consists of a 1600-square-foot tasting room, commercial kitchen, and serving bar, along with the tank room, presently housing 38 stainless steel tanks, a laboratory, and a bottling room. There are covered and open patios for seating 50 people, with additional outside capacity on the grounds for 100 or more. There is a newly constructed (2021) crush house, fully heated & cooled, with water & bar for special events, and parking for approximately 100 cars. The winery maintains a full beer and liquor license, and patrons enjoy local entertainment every weekend. This profitable winery has been in business for over 7 years, with opportunities for future growth, such as a Bed and Breakfast or a Company Retreat. The property currently offers a 40x24 pavilion, men's and women's handicap-accessible shower/bathhouse, and a detached garage converted into a recreation center/meeting room with an office



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Sale Price	\$2,000,000
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PROPERTY INFORMATION

Property Type	Winery/ Vineyard
Property Subtype	Other
Lot Size	6.89 Acres
APN #	220150002100

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	14.3

LOCATION INFORMATION

Building Name	Benny Vino Urban Winery
Street Address	834 Clyde Hill Road
City, State, Zip	Harpersfield, OH 44041
County	Ashtabula

BUILDING INFORMATION

Building Size	6,992 SF
Tenancy	Single
Number of Floors	1
Year Built	2016
Construction Status	Existing
Number of Buildings	3



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FEATURES

- **Vineyard & Winery:** Hand-crafted wines made onsite by Vintner Benny Bucci, who sources high-quality grapes from Oregon, California, and Washington. Benny is willing to stay on after the sale to share his expertise and passion
- **Residence:** Live onsite in a beautiful residence above the Grand River, surrounded by serene views of water and nature.
- **Tasting Room & Facilities:** A 1,600 square foot tasting room, commercial kitchen, and serving bar. The facility includes a tank room with 38 stainless steel tanks, a laboratory, and a bottling room.
- **Event Spaces:** Covered and open patios seating 50 people, with additional outside capacity for 100 or more. Newly constructed (2021) crush house, fully heated and cooled, with water and bar for special events
- **Parking & Licenses:** Parking for approximately 100 cars, and a full beer and liquor license.

HIGHLIGHTS

- **Prime Location:** Minutes from five other wineries, golf courses, and an athletic training center.
- **Entertainment:** Local entertainment every weekend, attracting a steady flow of patrons.
- **Potential for Growth:** Opportunities for future expansion include a Bed and Breakfast or a Company Retreat. The property includes a 40x24 pavilion, men's and women's handicap accessible shower/bathhouse, and a detached garage converted into a recreation center/meeting room with office.



BUSINESS DETAILS

- **Profitable Operation:** The winery has been in business for over 7 years and is profitable, with potential for further growth.
- **Inventory & Equipment:** A complete list of inventory and equipment is available upon request after meeting necessary requirements.
- **Showings & Inquiries:** Owner/Operator to be present at showings. Proof of funds or pre-approval required for all showings. Non-Disclosure Agreement must be signed prior to the release of Due Diligence documents. All facility showings will be conducted outside of operating hours.

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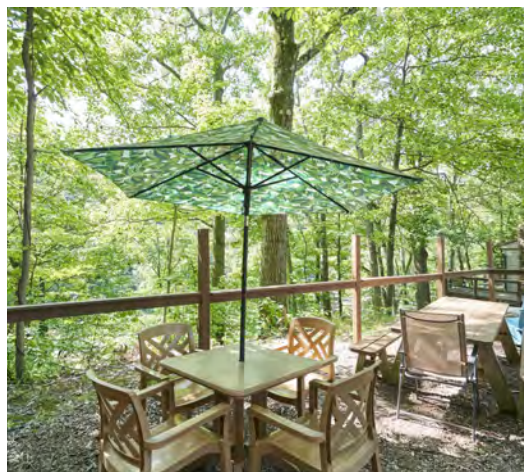
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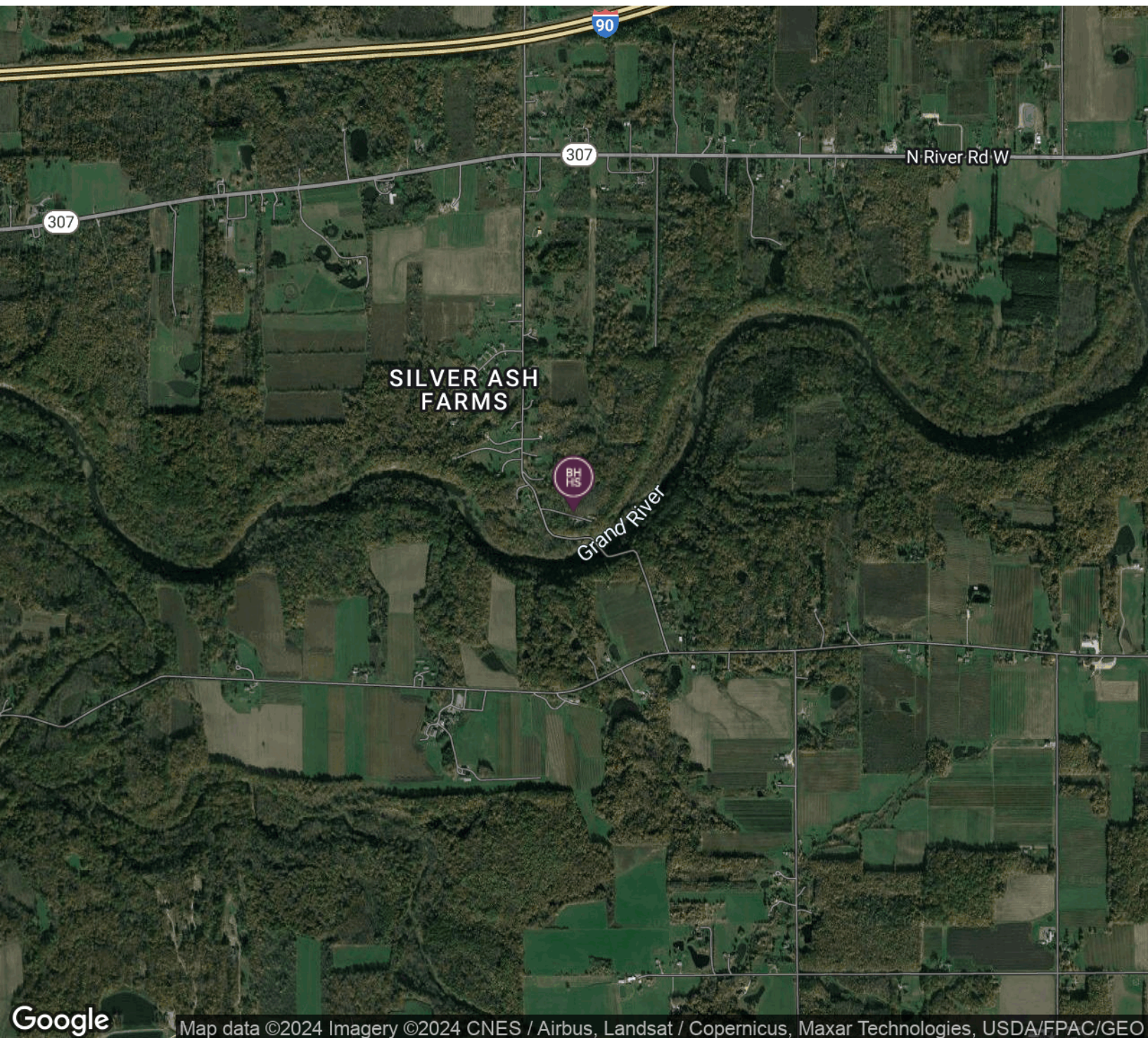
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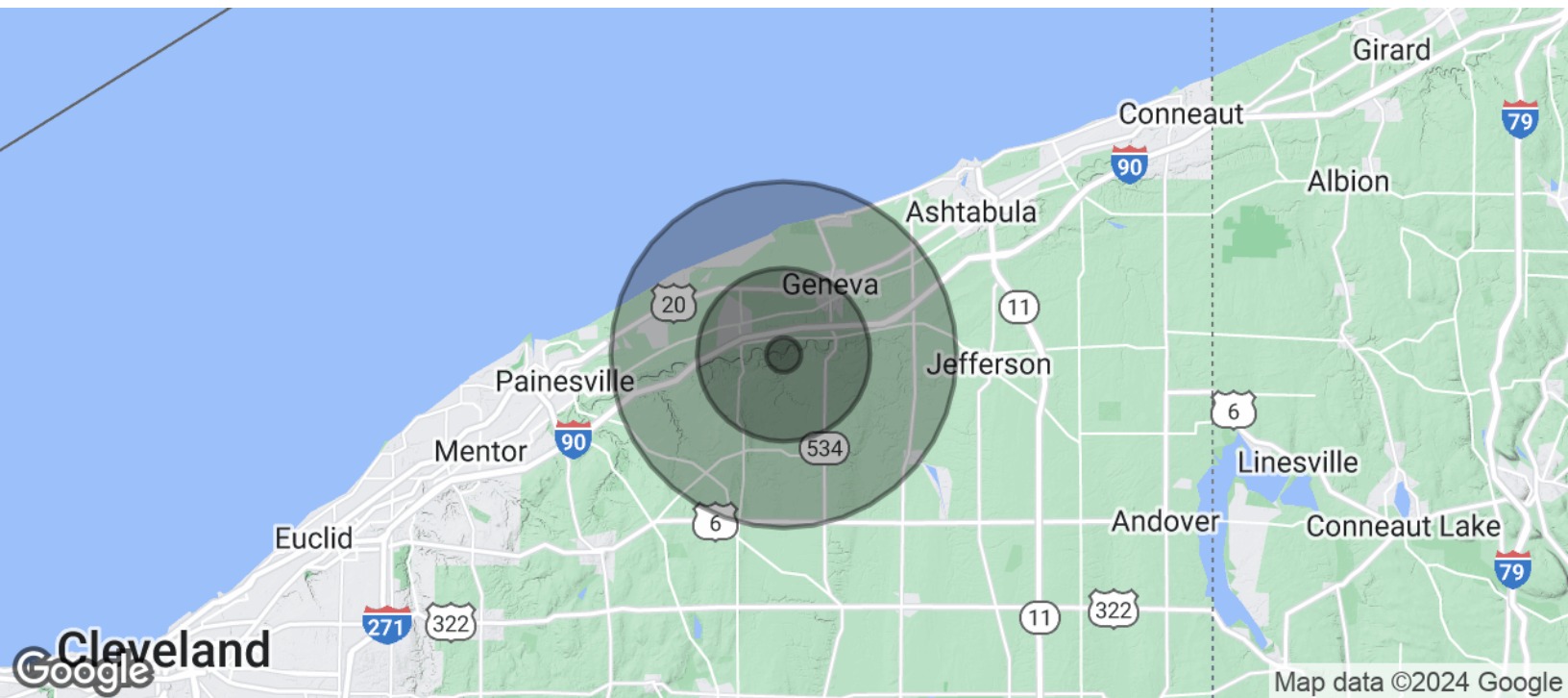
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	210	16,175	54,350
Average Age	46	44	44
Average Age (Male)	46	43	43
Average Age (Female)	47	45	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	81	6,461	22,142
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,491	\$90,859	\$92,307
Average House Value	\$223,684	\$227,877	\$233,550

Demographics data derived from AlphaMap

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To learn more about this unique opportunity and arrange a private tour, please contact:



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Don't miss this chance to own a piece of wine country paradise and create the home or business opportunity of your dreams. Act now and seize this incredible opportunity!

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