



FOR SALE

Turnkey Winery & Event Estate

1650 Dusty Rd,
Newberry, SC 29108

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



Sale Price	\$2,000,000
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OFFERING SUMMARY

Building Size:	4,232 SF
Lot Size:	17.789 Acres
Number of Units:	3
Price / SF:	\$472.59
Cap Rate:	0.0%
Year Built:	2012
Zoning:	R-2
Market:	Newberry

PROPERTY OVERVIEW

Rare opportunity to acquire a fully operational winery situated on approximately ± 17 acres in Newberry. The property includes a $\pm 4,200$ SF winery facility, an $\pm 1,800$ SF primary residence, and a ± 900 SF cabin currently utilized as a short-term rental (Airbnb), providing supplemental income. The winery is being offered with existing wine inventory and production equipment (to be itemized), allowing for a seamless transition to new ownership. The expansive acreage provides room for continued vineyard operations, events, or future expansion. This offering is ideal for investors or owner-operators seeking an established winery with multiple income streams and growth potential.

PROPERTY HIGHLIGHTS

- ± 17 Acres | Scenic Winery Setting
- $\pm 4,200$ SF Winery Facility (Production + Tasting)
- $\pm 1,800$ SF Primary Residence
- ± 900 SF Cabin - Currently Operating as Airbnb
- Multiple Income Streams (Winery + Short-Term Rental)
- Wine Inventory Conveys
- Winery Equipment Conveys (Full List Available)
- Turnkey Opportunity with Existing Infrastructure

David Brock

Associate

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Winery Photos



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Primary Residence Photos



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Cabin Photos



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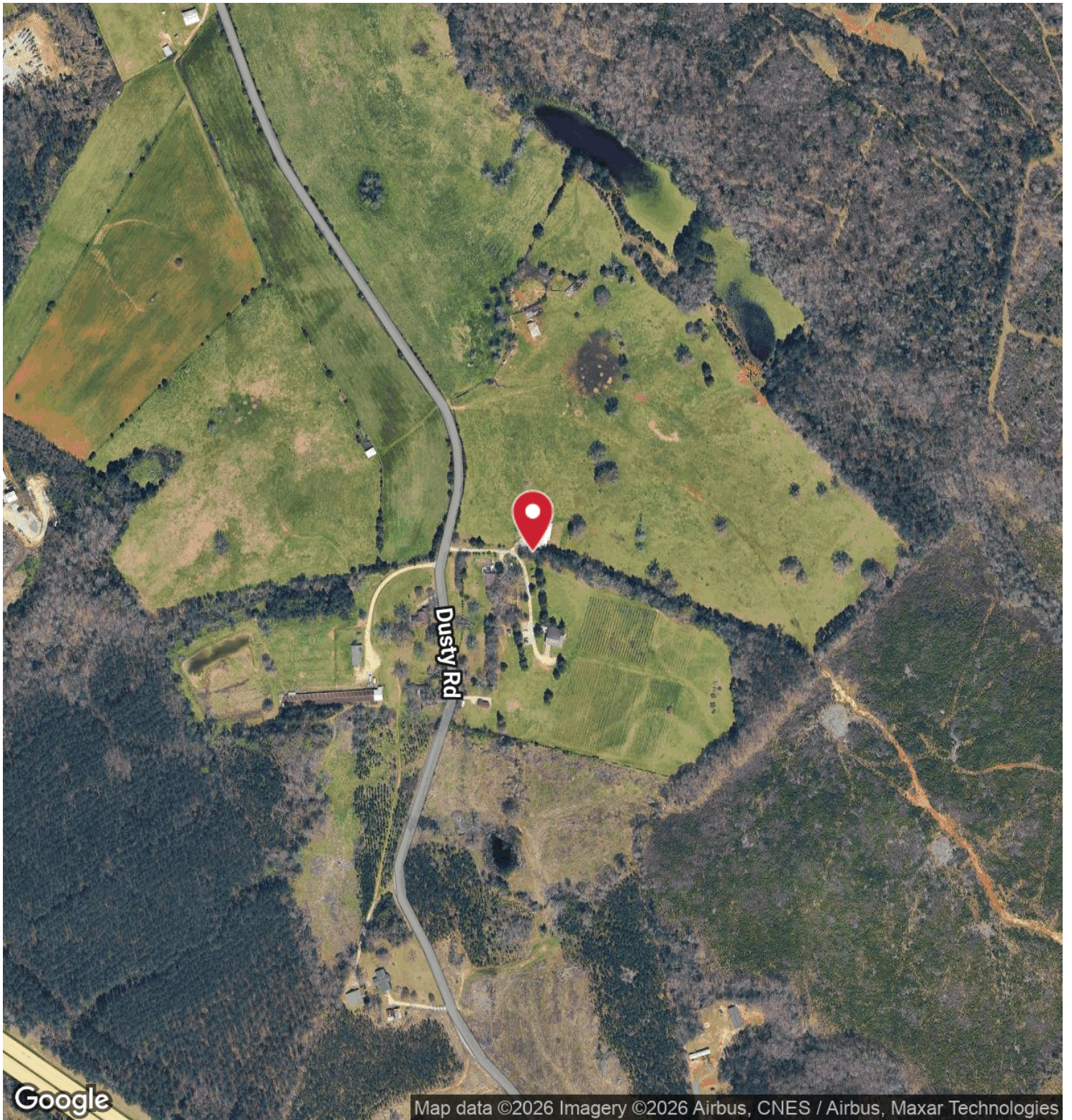
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Location Map



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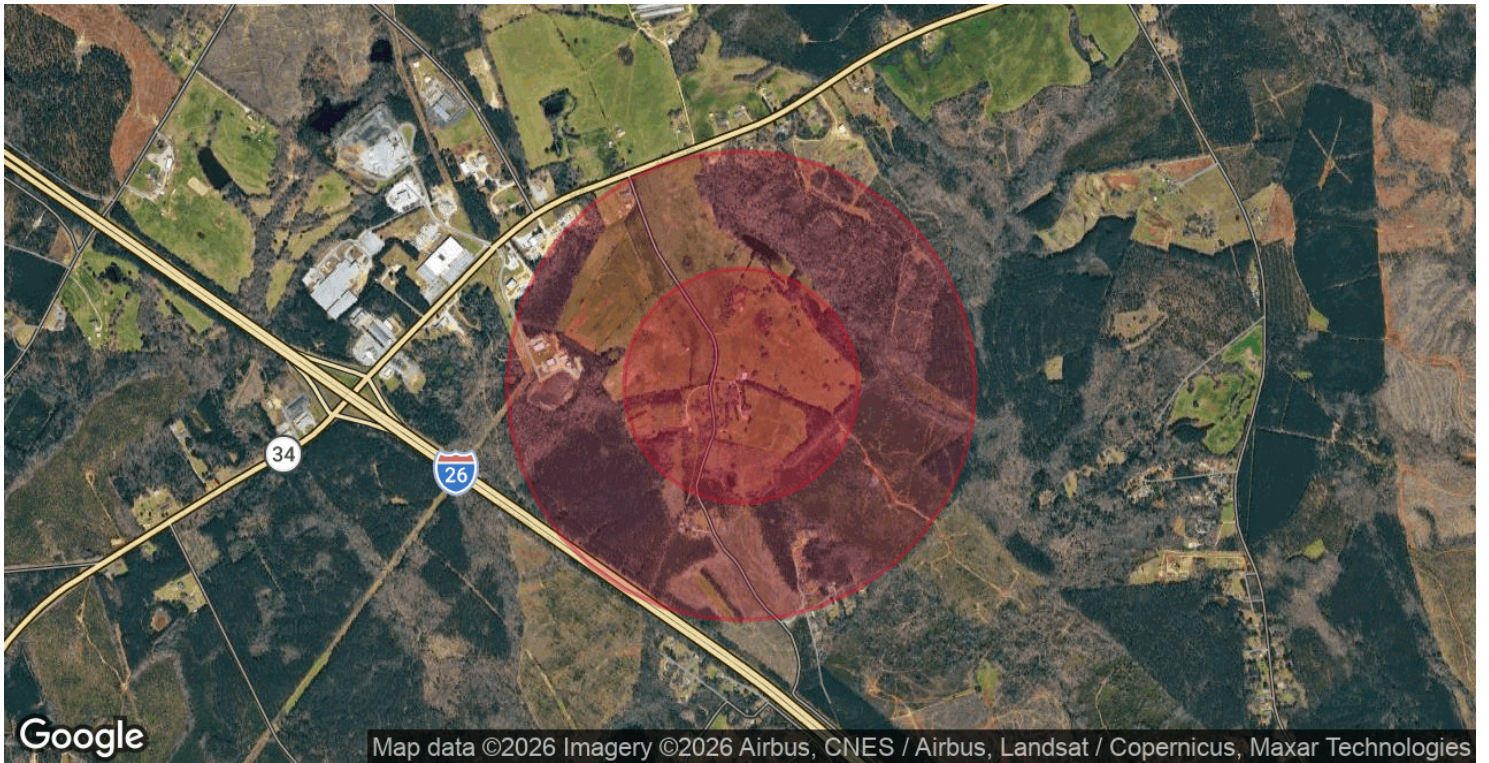
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8	33	199
Average Age	42.5	41.2	36.6
Average Age (Male)	44.5	43.1	36.3
Average Age (Female)	42.3	41.0	36.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	11	68
# of Persons per HH	4.0	3.0	2.9
Average HH Income	\$104,249	\$75,818	\$79,671
Average House Value	\$227,208	\$181,766	\$174,071

2023 American Community Survey (ACS)

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