



For Sale | 851 Route 970, Baie Verte, NB

Award-Winning Winery & Distillery in Coastal New Brunswick

*An exceptional opportunity to own a thriving craft
beverage destination.*

±14,000 SF Building | ±10 Acres

Heidi Daigle

Commercial Sales & Leasing

506 851 5400

Heidi.Daigle@colliers.com

Martine Godbout

Commercial Sales & Leasing

506 899 2690

Martine.Godbout@colliers.com

Colliers East

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6

Colliers

Property Overview

Discover the timeless charm of Winegarden Estate Ltd., New Brunswick's first Cottage Distillery. Established in 1991, this award-winning winery and distillery has built a legacy of craftsmanship and hospitality that continues to flourish today. Nestled between the warm shores of the Northumberland Strait and the rolling countryside of southeastern New Brunswick, the property offers the perfect blend of natural beauty, tradition, and opportunity.

Set on approximately 10 acres (final land size to be negotiated and subdivided), the property includes nearly 14,000 square feet of quality construction surrounded by scenic vineyard views. Inside, guests are welcomed into a bright retail boutique and tasting bar, a large function room with a full kitchen ideal for weddings and private events, a licensed wraparound patio, and fully equipped production facilities for distilling, fermentation, bottling, labelling, and storage.

Whether you're an investor, entrepreneur, or established producer, this is a rare opportunity to step into a thriving, family-run business with a loyal customer base, growing tourism appeal, and strong potential for expansion.

Key Features

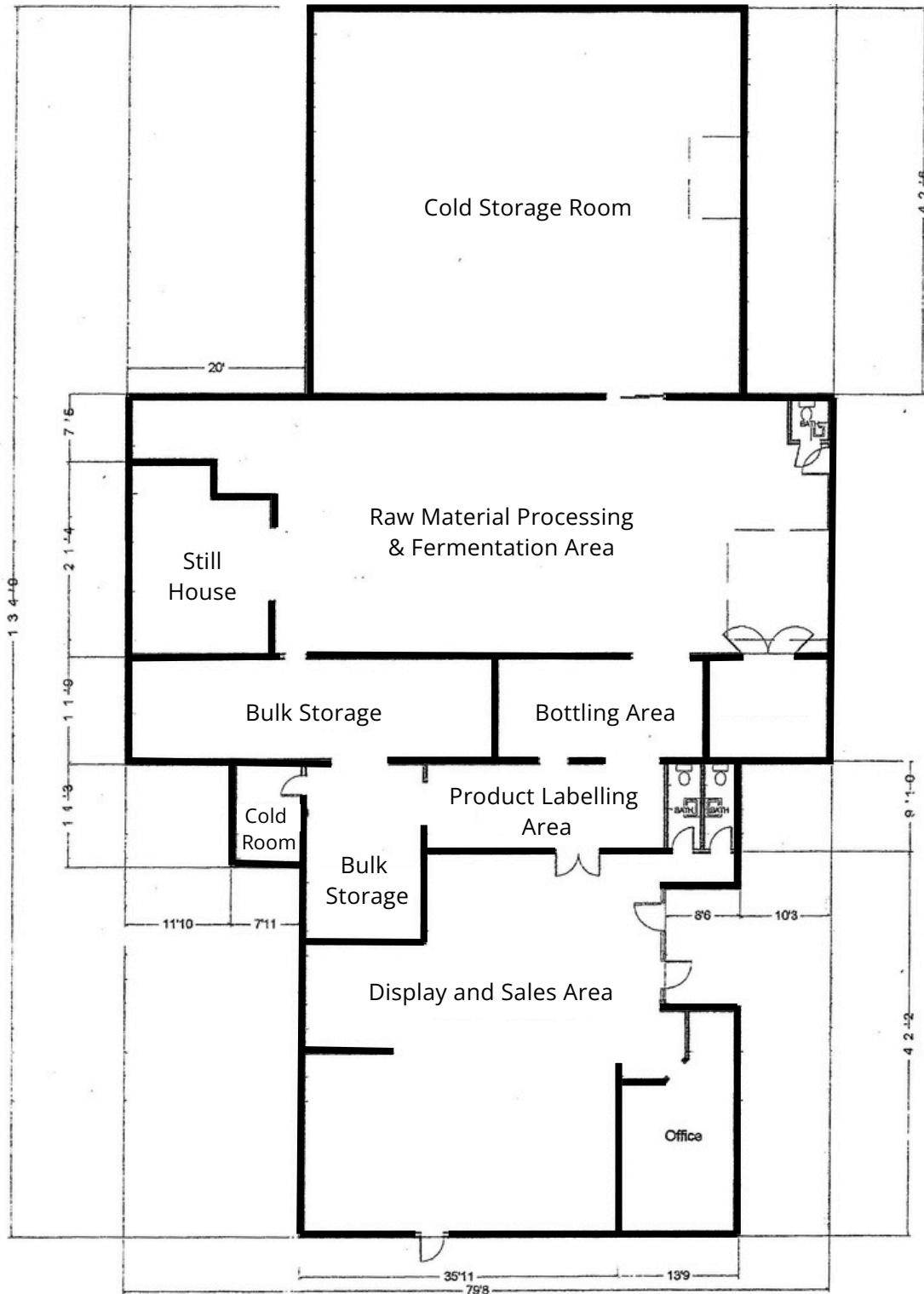
- **Civic Address:** 851 Route 970, Baie Verte, NB
- **PID:** 00825018
- **PAN:** 02034893
- **Property Type:** Special Purpose | Winery & Distillery
- **Building Size:** ±14,000 SF
- **Land Size:** ±10 acres
- **Assessment (2025):** \$778,400
- **Property Taxes (2025):** \$13,871.13
- **Roof:** Metal
- **Heating/Cooling:** Electric and propane
- **Capacity:** Accommodates 72 guests indoors, 125 with patio open, and up to 200 standing
- **Parking:** Ample on-site parking for visitors and events

Additional Features:

- Licensed wraparound patio with vineyard views
- Over 70 varieties of wines, liqueurs, and spirits crafted from the on-site vineyard and local fruits
- Signature experiences include Sipping Sundays, wine flights, charcuterie boards, and live local music

Asking Price: \$1,250,000

Floor Plan



Exterior & Land | ±10 Acres

Property Photos



Interior | ±14,000 SF

Property Photos



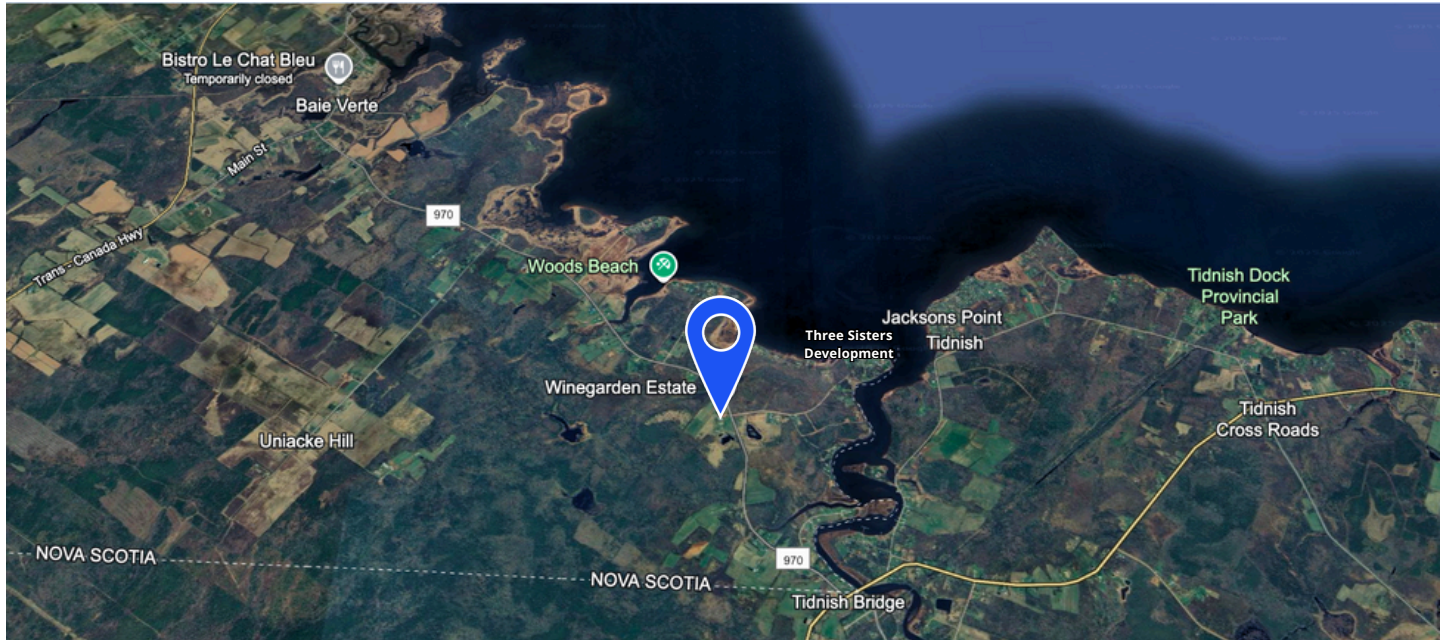
Events Room



Patio



Area Overview



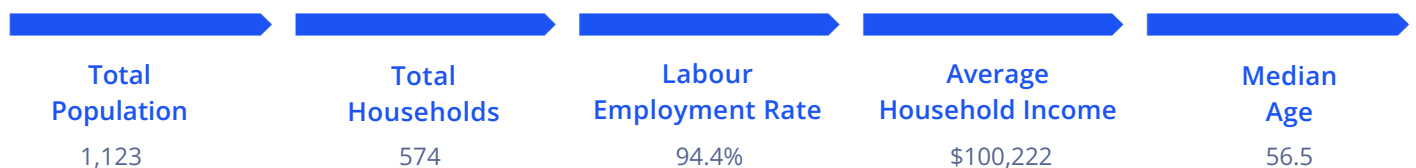
Winegarden Estate is ideally located 5 minutes from the Nova Scotia border, 20 minutes from the Confederation Bridge, and 50 minutes from Moncton, home to the Greater Moncton Romeo LeBlanc International Airport, providing easy access for visitors from across Atlantic Canada and beyond.

The estate lies in the heart of New Brunswick's vibrant southeastern region, known for its rolling farmland, warm coastal waters, and welcoming small-town charm. The property benefits from steady regional traffic, tourism routes linking Nova Scotia and Prince Edward Island, and close proximity to popular coastal destinations, beaches, and nature parks.

Sackville, Amherst, and the broader Moncton region serve as year-round population and tourism hubs, offering a consistent flow of visitors drawn to local food, beverage, and cultural experiences. This strong regional network supports continued growth in agri-tourism, hospitality, and craft production.

With its accessibility, natural beauty, and established reputation, Winegarden Estate offers a rare opportunity to build on a legacy of craftsmanship and hospitality in one of Atlantic Canada's most scenic and connected settings.

Demographics | Within 5 KM





Colliers

Accelerating success.

Heidi Daigle

Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

Martine Godbout

Commercial Sales & Leasing
506 899 2690
Martine.Godbout@colliers.com

Colliers East

Victoria Place
101-29 Victoria Street
Moncton, NB E1C 9J6

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.