

40 Knots Winery

Sotheby's | Canada
INTERNATIONAL REALTY

2400 ANDERTON ROAD, COMOX | BRITISH COLUMBIA

Property with vineyard, winery, event venue, estate house, winery business, equipment, and inventory

Presented by Nicole Eastman PREC* and Paul Hague PREC*



The Opportunity

Presenting the opportunity to acquire 40 Knots Winery - a premier Vancouver Island winery with a highly profitable business and spectacular property. The 40 Knots Winery business produces phenomenal cool-climate wines, premium ciders, and has an extremely popular event venue on-site. The winery is an integral part of the Comox Valley community.

Hague Eastman

& associates

The offering consists of the following components

- 1. Property**
23.5 acre property at 2400 Anderton Road
Appraised value \$6,900,000
- 2. Business Assets**
All equipment and intangible assets
Offered for \$3,099,999
- 3. Inventory**
Inventory value varies
Approximately \$2,200,000

Offered at \$9,999,999 plus inventory



2400 Anderton Road Comox, BC

40 Knots Winery operates on the owned property located at 2400 Anderton Road in Comox, British Columbia. This 23.5 acre property is located in close proximity to the ocean, Comox Airport, and BC Ferries Powell River Ferry.

The property's structures include a 4,700* ft² country home, an 8,000* ft² winery production and tasting room building, a 2,400 ft² licensed event centre, a shed/workshop, an 8 ft x 17 ft washroom building, and a 5 ft x 8 ft pump house. The house was built in 1990 and renovated by the current owners. There is also an approved site for the construction of a secondary residence on the property.

The property is planted with vineyard with the oldest vines dating to 2006 and newest planted in 2022. The property is impeccably landscaped with an interpretive trail for guests.

PID 001-130-315

LEGAL DESCRIPTION Lot 3, District Lot 216, Comox District, Plan 31808, Except Part in Plan 44900

PROPERTY SIZE 23.5 acres

SEWER Two septic systems and fields

IRRIGATION Municipal, Drip with pump house

STRUCTURES Estate house, winery building, event space, workshop and storage, washroom facility, and pump house

ZONING RU-ALR (in ALR) designated Agricultural

PLANTED VINEYARD ON PROPERTY 20.5 acres



*All building measurements are approximate and must be verified by the Buyer before subject removal.

Winery Building

The winery building is a two-level 8,003* ft² structure that houses the majority of business operations.

The main floor consists of the tasting room, event show room, wine cellar, licensed commercial kitchen, crush pad, production facilities, a lab, storage areas, and a tasting balcony.

The second floor consists of a licensed venue boardroom, a commissary kitchen, a bar, two washrooms, and an office with storage.

TOTAL BUILDING SIZE 8,003* ft²

LOWER FLOOR SIZE 6,451* ft²

UPPER FLOOR SIZE 1,552* ft²

TASTING ROOM SIZE 770* ft²

PRODUCTION SPACE SIZE 1,170* ft²

WINE STORAGE SPACE SIZE 2,126* ft²

YEAR BUILT 2000

CONSTRUCTION TYPE Post-and-beam and conventional wood frame

FOUNDATION Concrete perimeter and slab

EXTERIOR MATERIALS Board and batten, Hardiplank (concrete fibreboard), and stone siding

ROOF Metal

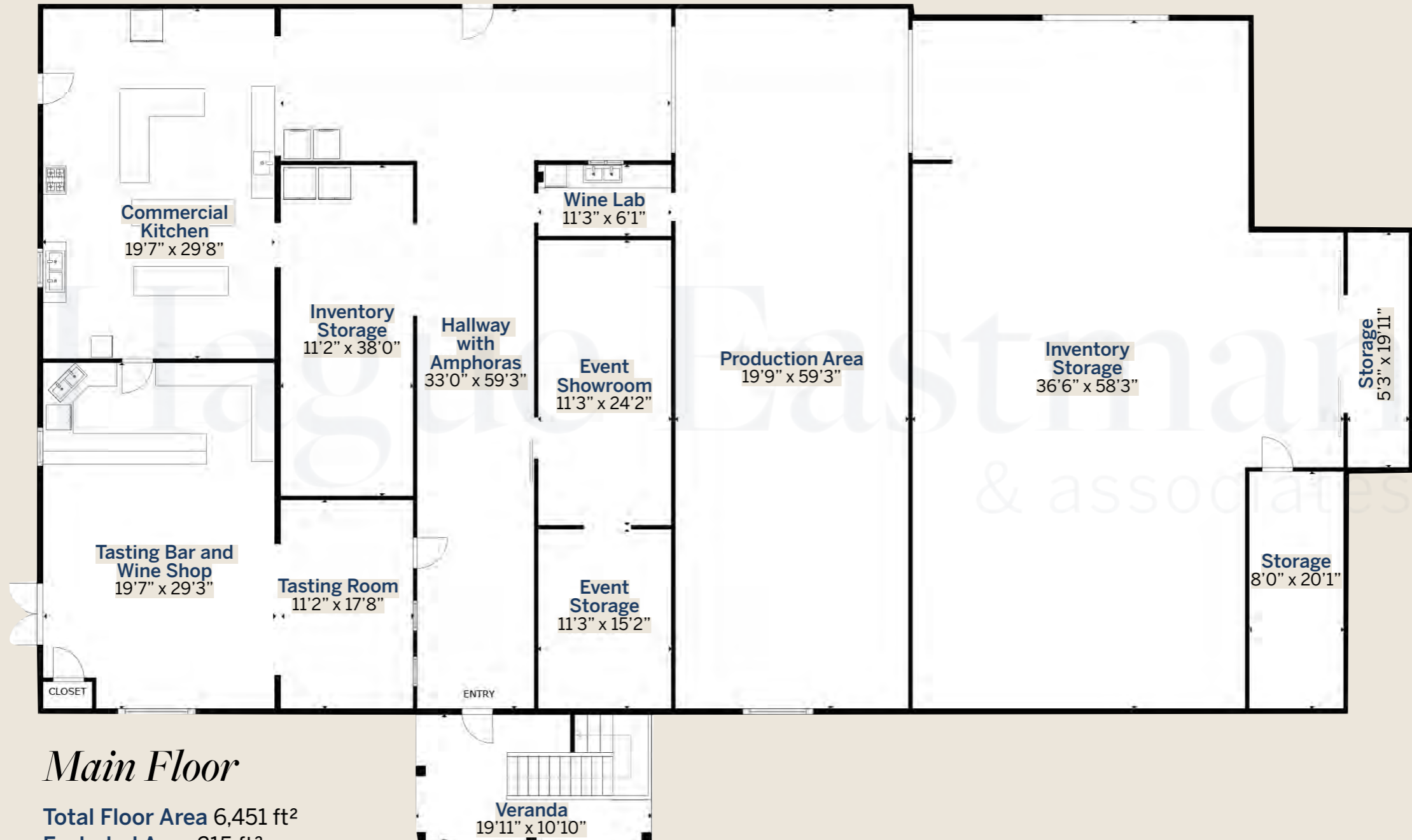


[Click here to view a 3D virtual tour of the winery building](#)

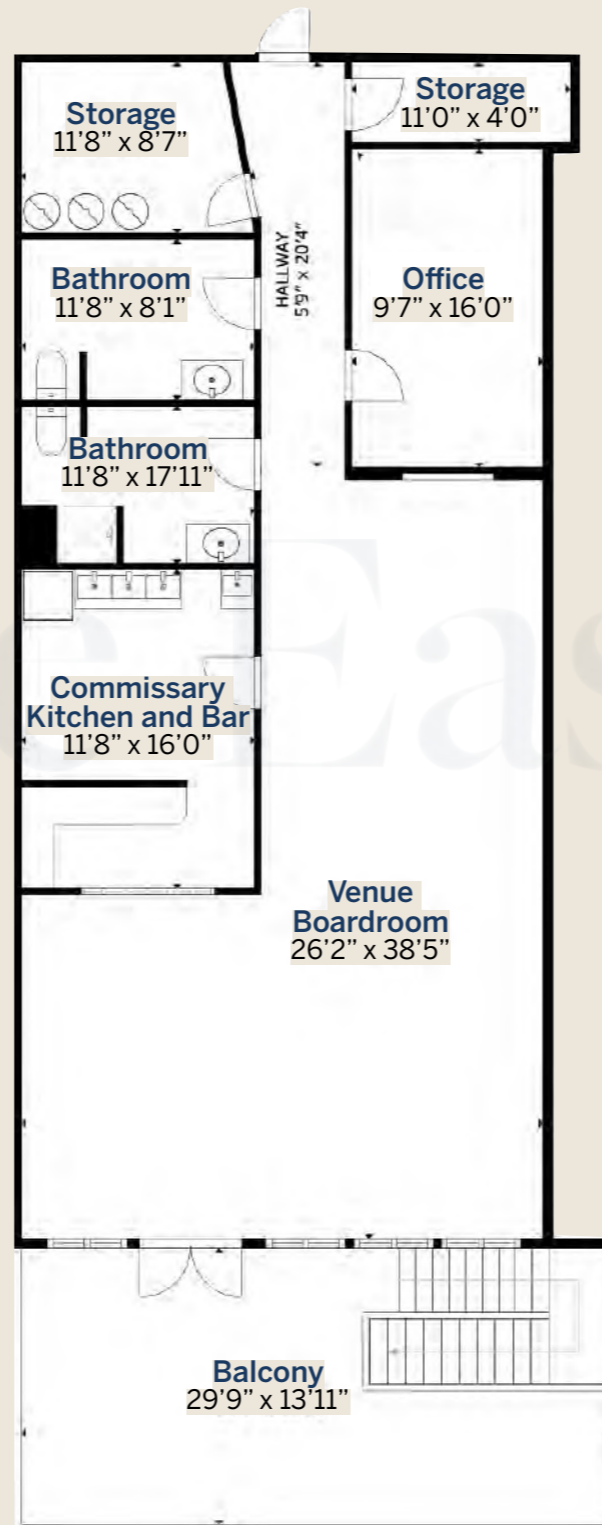
*All building measurements are approximate and must be verified by the Buyer before subject removal.

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Winery Building Floor Plan



Winery Building Floor Plan



Upper Floor

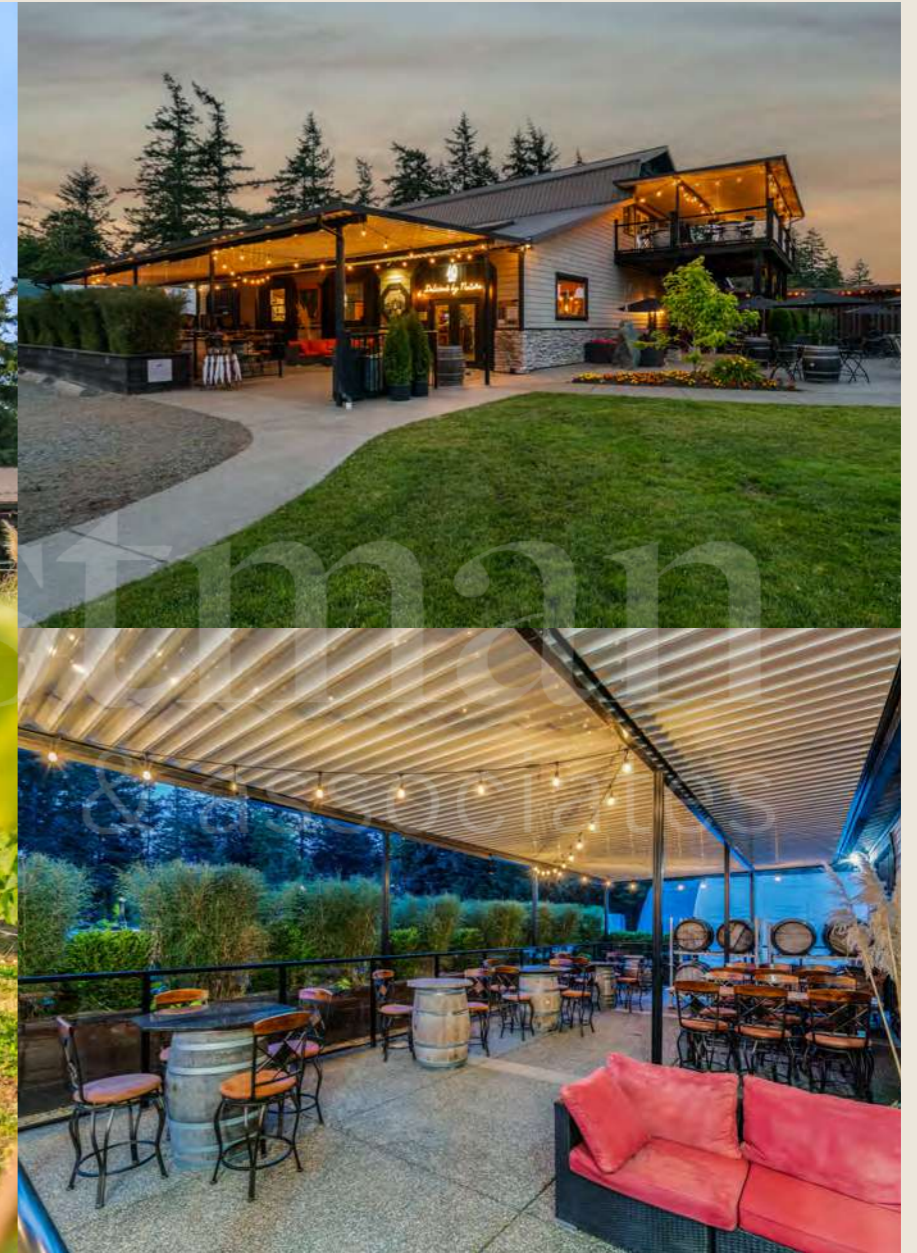
Total Floor Area 1,552 ft²
Excluded Area 412 ft²

TOTAL BUILDING AREA 8,003 ft²

WINERY BUILDING EXTERIOR



WINERY BUILDING EXTERIOR AND TASTING PATIO



WINERY BUILDING TASTING PATIO



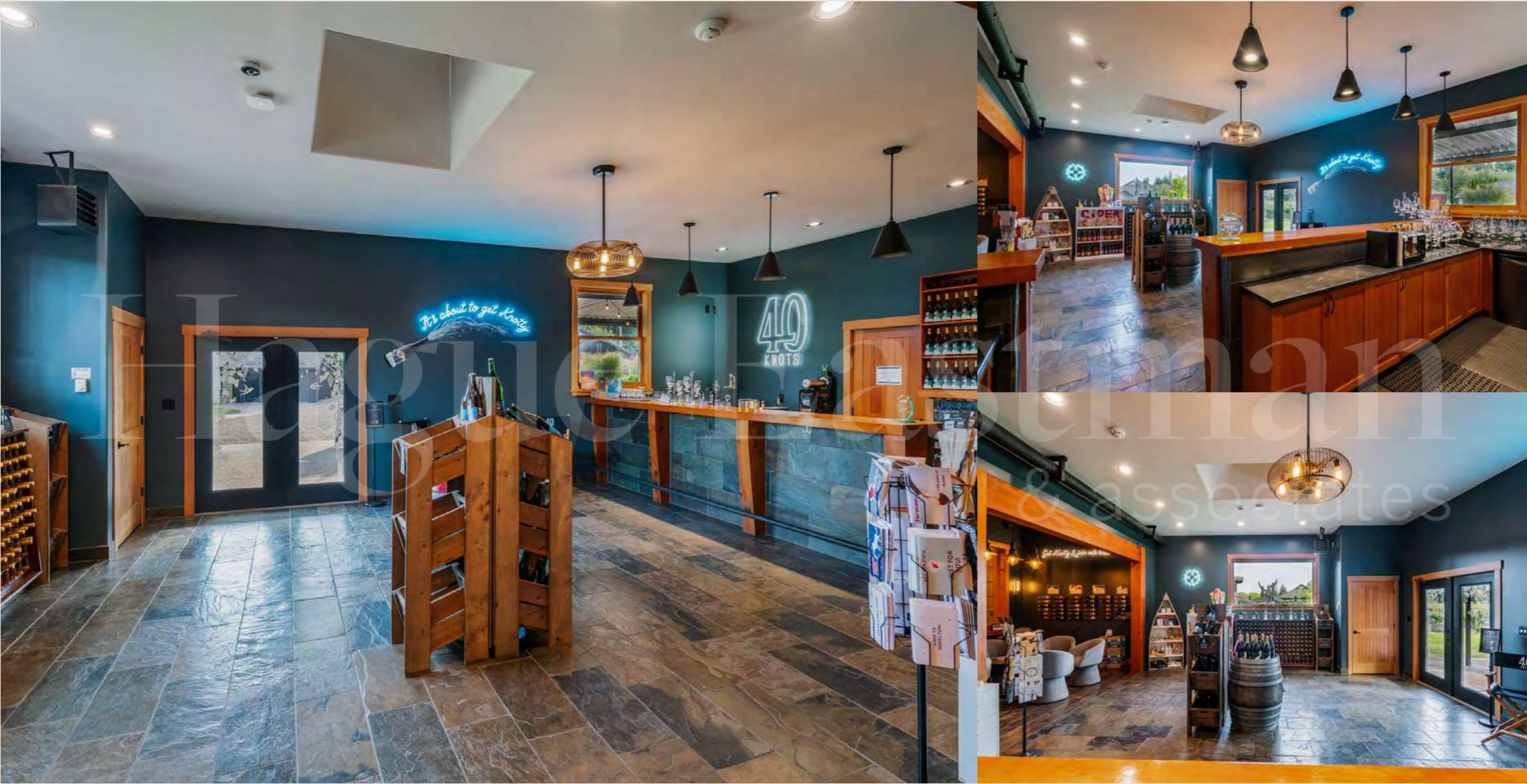
WINERY BUILDING TASTING ROOM ENTRY



WINERY BUILDING TASTING ROOM



WINERY BUILDING TASTING ROOM



WINERY BUILDING TASTING ROOM



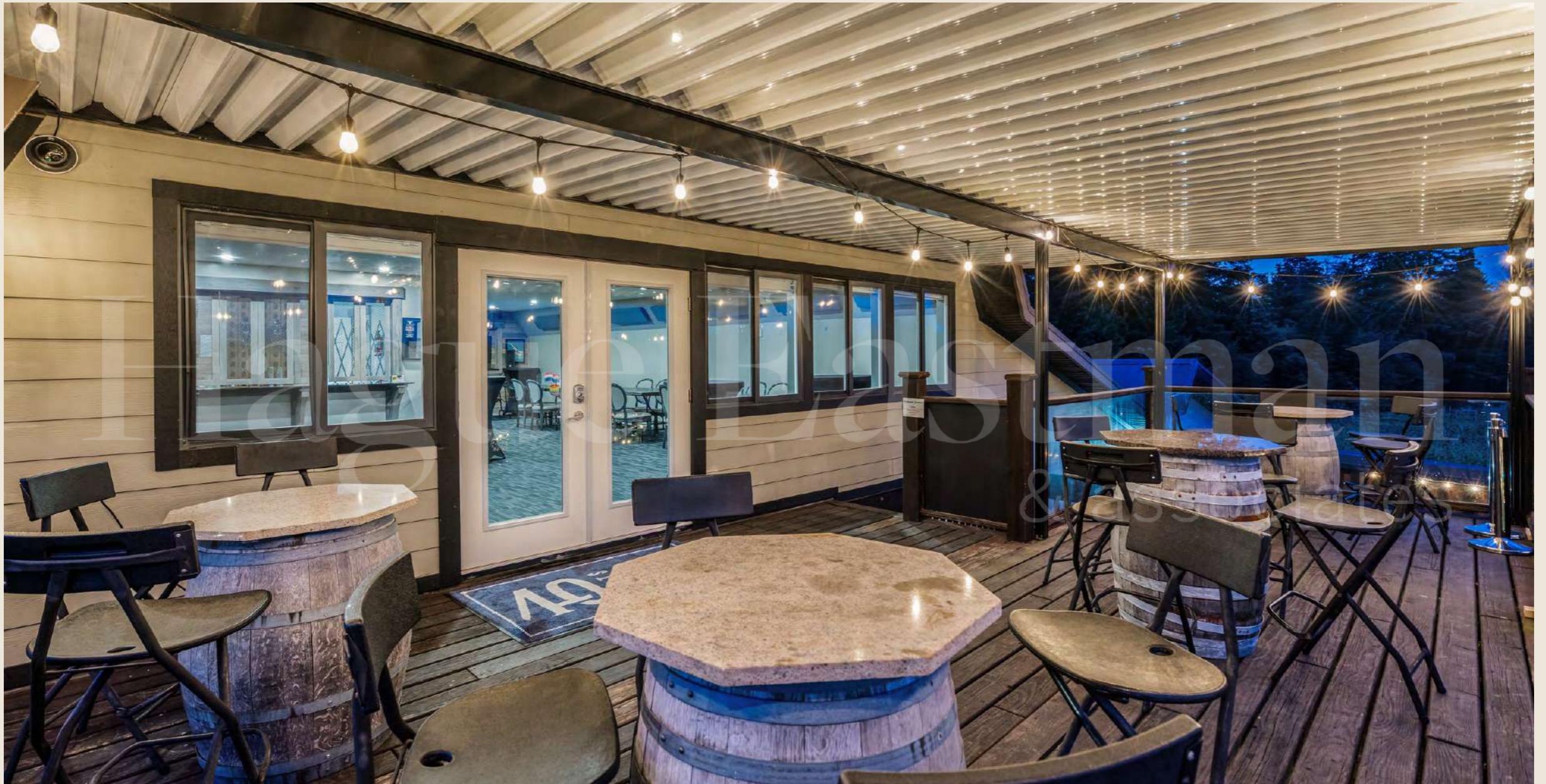
WINERY BUILDING KITCHEN AND EVENT SHOWROOM



WINERY BUILDING PRODUCTION FACILITIES, LAB, AND WINE STORAGE



WINERY BUILDING UPSTAIRS



WINERY BUILDING UPSTAIRS COMMISSARY KITCHEN, BAR, AND VENUE BOARDROOM



Event Centre

The vineyard terrace event centre is a unique bookable venue space located adjacent to the main winery building. With further outdoor patio space, the event space offer significant licensed space for events in the summer, but is operable year round with the heated indoor space. The indoor space offers 360 degree panoramic views of the vineyard. The space has ample ambient lighting for use at any time of day or weather.

The event centre hosts a wide variety of events from weddings to corporate to community groups. Booked guests can visit the showroom in the winery building to select how it is decorated. Event centre guests are served by the dedicated bar in the centre and the winery's kitchen.

TOTAL DINING AREA SIZE 1,600* ft²

TOTAL SIZE 2,400* ft²

EVENT CENTRE CAPACITY 161 persons

YEAR BUILT 2022

CONSTRUCTION TYPE Wood frame with panoramic glass windows

FOUNDATION Concrete perimeter and slab

HEATING Radiant heat and wood burning stove

ROOF Metal

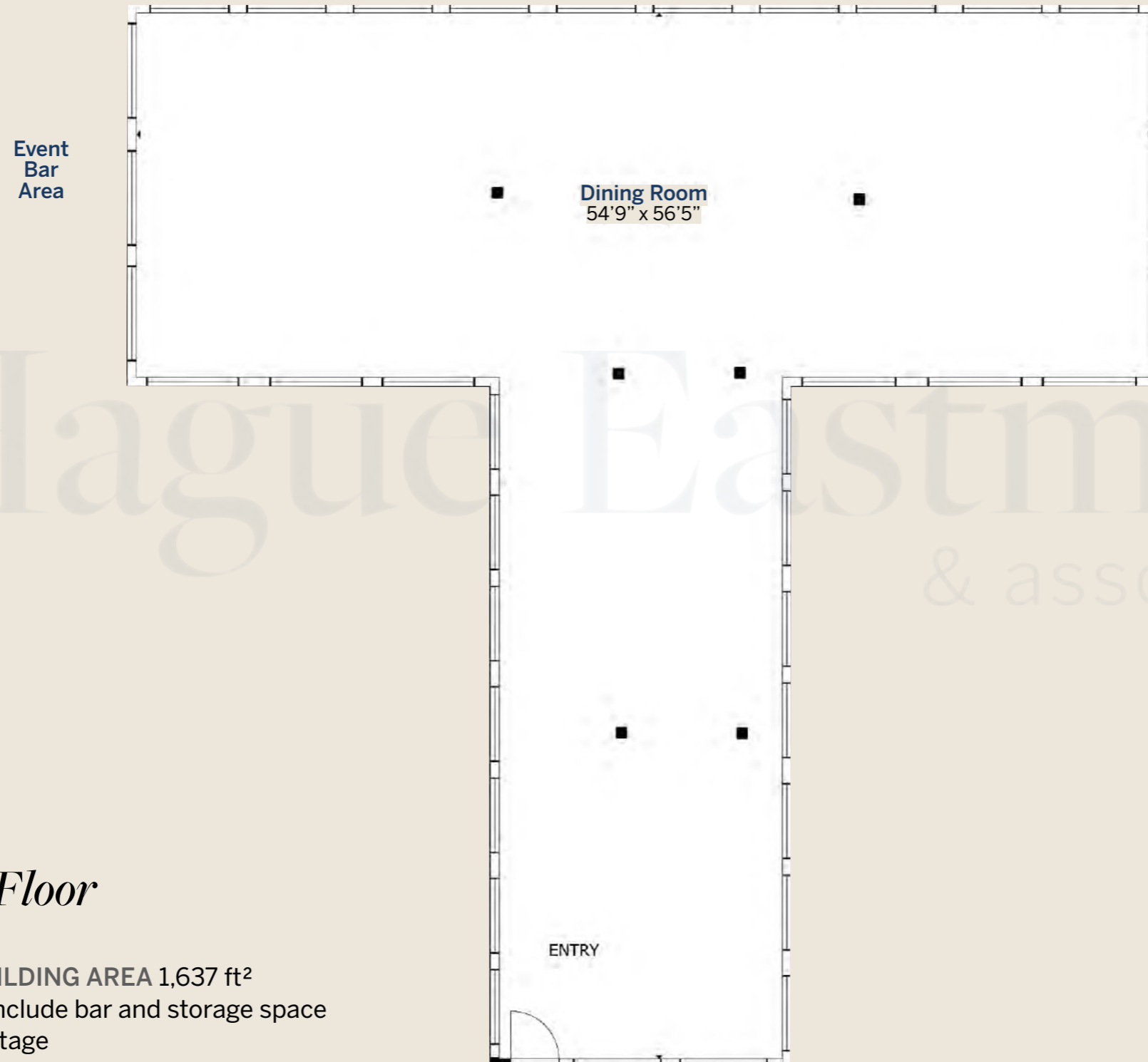


[Click here to view a 3D virtual tour of the event centre](#)

*All building measurements are approximate and must be verified by the Buyer before subject removal.

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Event Centre Floor Plan



Main Floor

TOTAL BUILDING AREA 1,637 ft²

Does not include bar and storage space
square footage

EVENT CENTRE EXTERIOR



EVENT CENTRE EXTERIOR



EVENT CENTRE PATIO



EVENT CENTRE INTERIOR



EVENT CENTRE INTERIOR



EVENT CENTRE INTERIOR



EVENT CENTRE DEDICATED BAR



Estate House

The winery estate house is a two-level elevated country home with ample space for an owner-operator family, or untapped revenue generating potential as a Bed and Breakfast or rental.

Currently owner occupied, this character home features a primary bedroom with two closets and ensuite with soaker tub, a spacious kitchen with breakfast nook, a large dining room with wet bar, a living room, a sitting room, a family room, and a spacious home office with storage. The home also has a 30 ft x 30 ft detached garage.

ESTATE HOUSE SIZE 4,741* ft²

LOWER FLOOR SIZE 3,669* ft²

UPPER FLOOR SIZE 1,072* ft²

BEDROOMS 4

BATHROOMS 5

NOTABLE FEATURES Soaker tub, induction cooktop, vaulted ceilings, granite countertops, two propane fireplaces, spacious back deck

YEAR BUILT 1992

YEARS RENOVATED 2017 and 2020

CONSTRUCTION TYPE Wood-frame

EXTERIOR MATERIALS Stone, vinyl siding

ROOF Asphalt shingle



[Click here to view a 3D virtual tour of the estate house](#)

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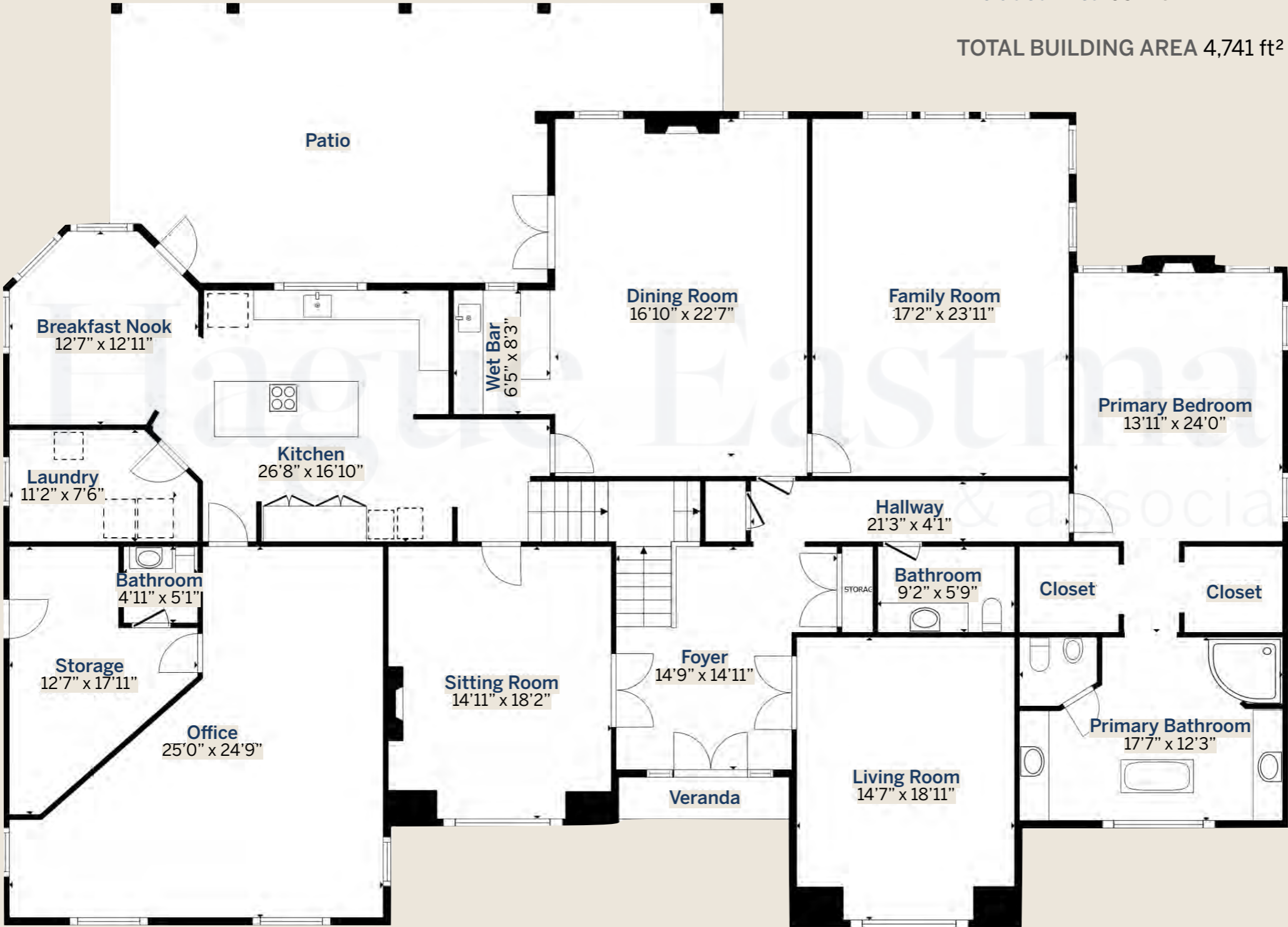
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Estate House Floor Plan

Main Floor

Total Floor Area 3,669 ft²
Excluded Area 652 ft²

TOTAL BUILDING AREA 4,741 ft²



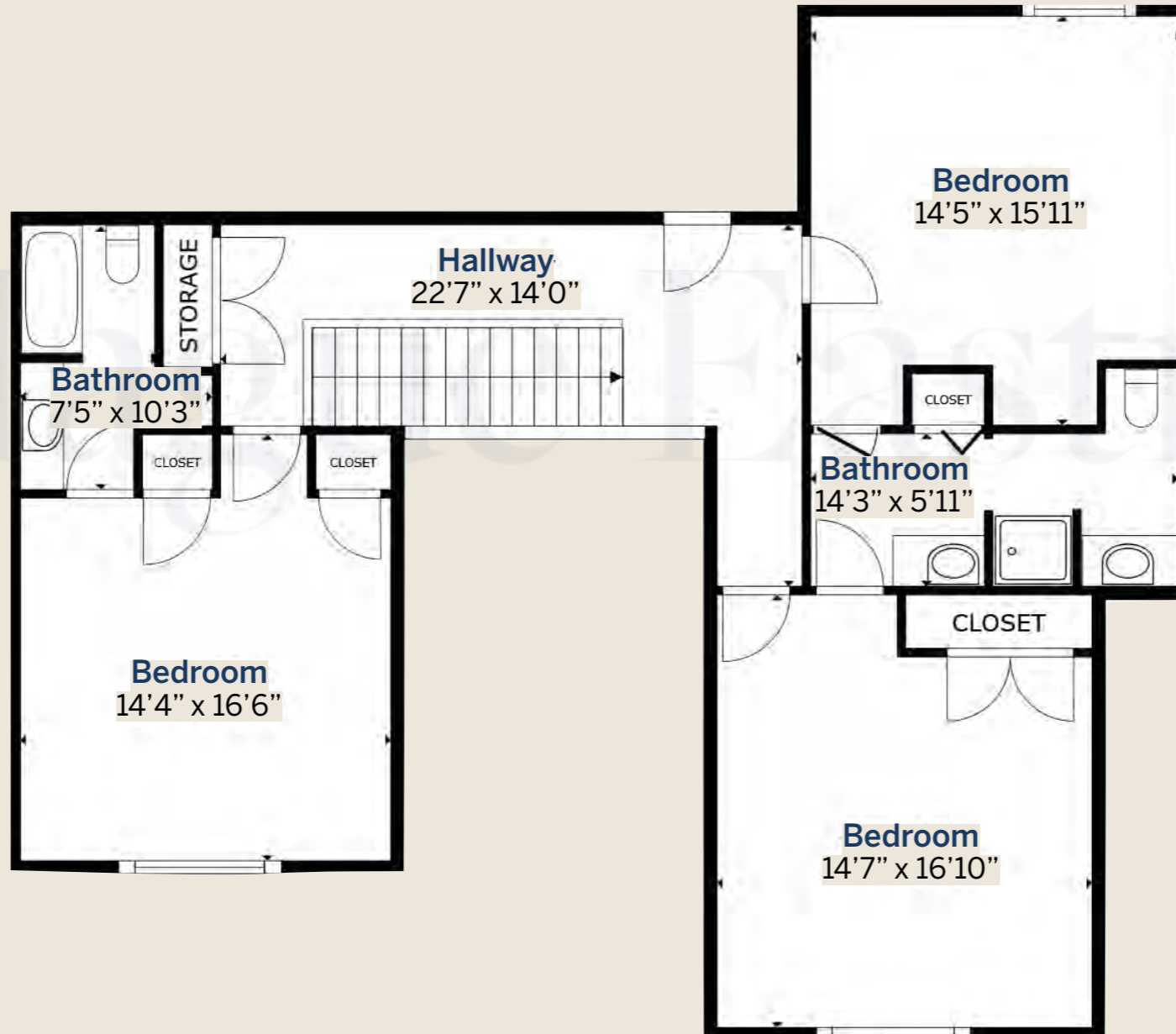
Measured by Proper Measure North Island with Matterport. All building measurements are approximate and must be verified by the Buyer before subject removal.

Estate House Floor Plan

Upper Floor

Total Floor Area 1,072 ft²

TOTAL BUILDING AREA 4,741 ft²



ESTATE HOUSE EXTERIOR



ESTATE HOUSE EXTERIOR



ESTATE HOUSE EXTERIOR



ESTATE HOUSE EXTERIOR



ESTATE HOUSE FOYER, SITTING ROOM, HALLWAY



ESTATE HOUSE PRIMARY BEDROOM AND ENSUITE



ESTATE HOUSE KITCHEN AND EATING AREA



Outbuildings

The two primary outbuildings are the workshop/storage shed and the washroom facility. The washroom facility is important for washroom capacity to be sufficient for venue capacity regulations. The workshop/shed has an integrated 40 ft container.

WORKSHOP/STORAGE SIZE 1,200* ft²

STRUCTURE Integrated 40 ft container and post and beam

FEATURES 4' concrete apron at the front, crushed gravel interior floor, and power supply (unheated)

USAGE Utilized for storage and workshop space

ACCESSIBILITY Concrete slab and apron, connected to the winery via concrete walkways

WASHROOM FACILITY SIZE 136* ft² (8 ft x 17 ft)

STRUCTURE Board and batten exterior, metal roof, and wood frame construction

INTERIOR Two two-piece washrooms, including one accessible restroom, equipped with electric wall heaters



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The Comox Valley



The Comox Valley, located mid-island on Vancouver Island's east coast, is known for its stunning natural beauty, rich agricultural land, and access to both ocean and mountains. It includes the communities of Courtenay, Comox, and Cumberland, along with surrounding rural areas. As an adventure hub, Comox attracts travellers for mountain biking, skiing, ocean sports, hiking, business travel, tourism, and military operations.

The Comox coastal region is an emerging viticulture area on Vancouver Island, offering superior growing conditions compared to other parts of Canada. Despite its exceptional potential, land values remain undervalued compared to higher-risk vineyards in the Okanagan due to the limited farmland available.

The Comox Valley is home to the Canadian Forces Base and Comox Valley Airport (YQQ), Vancouver Island's busiest airport. The region is easily accessible by road via Highway 19 and 1.5 hours from Nanaimo ferries from the mainland.

COMOX VALLEY

72,445

POPULATION

48.7

AVERAGE AGE

\$45k

AVERAGE INCOME

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Comox Valley Business Environment

The Comox Valley boasts a diverse and resilient economy, with key employment sectors including tourism, agri-tourism, government services, retail trade, healthcare and social services, and accommodation, food, and beverage services. The region continues to expand, offering strong opportunities for investment in various industries.

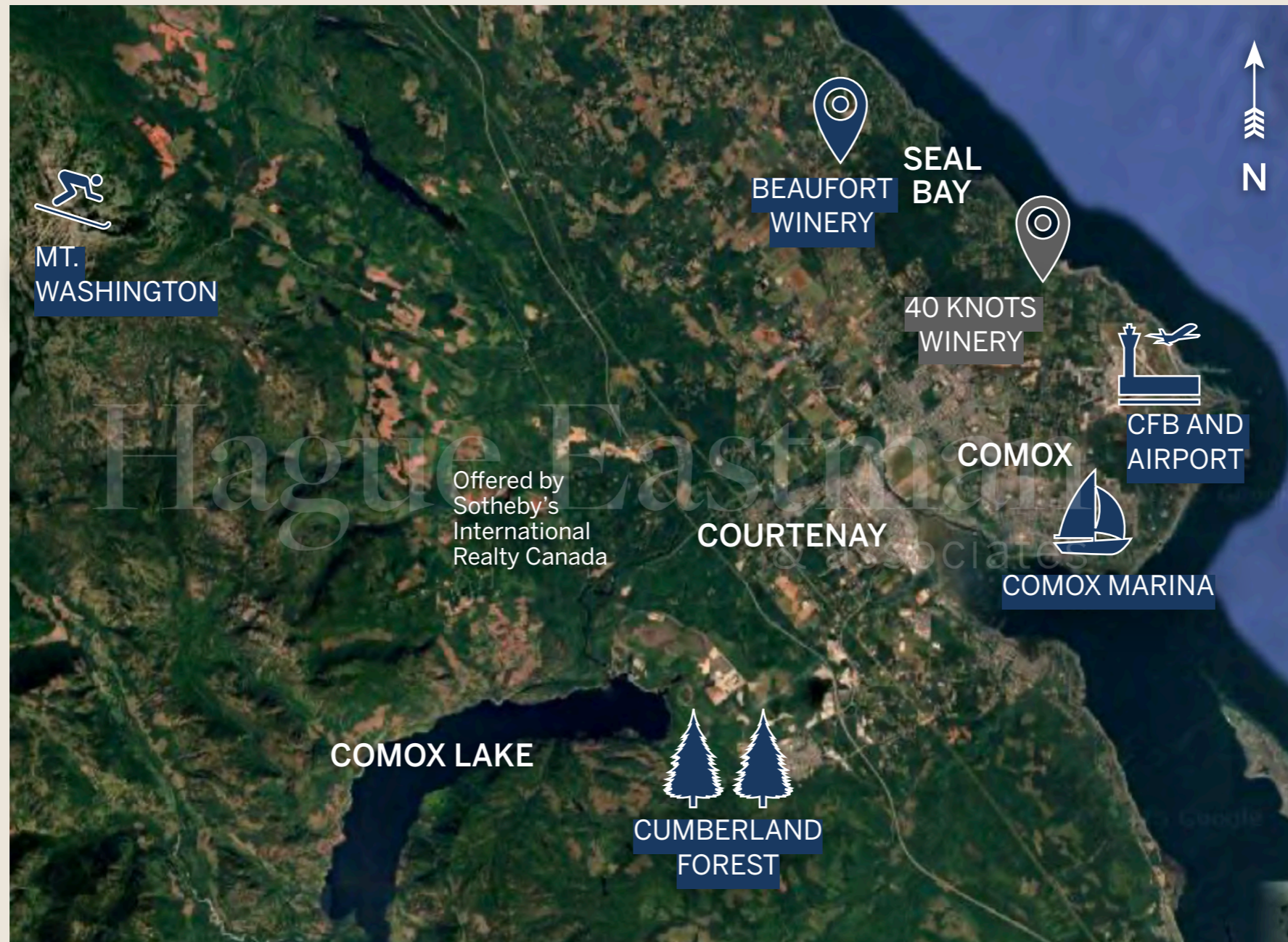
The region has undergone 9% population growth in the past 5 years (compared to the Canadian average of 5%). Municipalities have been pro-development and pro-business with many new residential and commercial developments underway to prepare for continued regional growth. With a strong local food and wine scene, vibrant arts culture, and year-round recreational opportunities, the Comox Valley offers an exceptional quality of life.

REGIONAL INVESTMENT VALUE PROPOSITION

- **Sustainable growth** Increasing demand for housing, tourism, agri-tourism, and local products
- **Thriving business environment** Strong support for local entrepreneurs and new ventures
- **Infrastructure and accessibility** Well-developed transportation and services to facilitate trade and commerce
- **Tourism and lifestyle appeal** A sought-after destination with opportunities in hospitality, retail, and outdoor recreation industries
- With a growing population, expanding infrastructure, and a thriving local economy, the Comox Valley presents a prime opportunity for investors looking to capitalize on a vibrant and evolving market



Location within Comox Peninsula



40 Knots Winery is ideally situated just a short drive from the Comox International Airport, ferry terminal, and marina, as well as Mt. Washington ski resort and the renowned Cumberland Forest. Comox is a vibrant destination, attracting visitors year-round with its mild climate, offering endless opportunities to explore beaches, lush rainforests, boating, and hiking in every season.



COMOX VALLEY

COURTENAY

Vancouver Island

40 KNOTS WINERY

2400 ANDERTON ROAD

23.5 ACRES

Offered for sale

ORCHARD ON NEIGHBOUR PROPERTY

2380 ANDERTON ROAD

6 ACRES LEASED

Leased until March 31, 2030

COURTENAY

COMOX VALLEY

CROWN ISLE GOLF RESORT

COMOX AND COURTENAY TOWN CENTRE

COMOX VALLEY AIRPORT

CANADIAN FORCES BASE

Comox Valley Airport



BC FERRIES POWELL RIVER FERRY



Hughson Associates

PRIVATE AND CONFIDENTIAL

Comox Valley Wine Region

The Comox Valley wine region is one of the northernmost in British Columbia and part of the Vancouver Island GI (Geographical Indication). Its cool coastal climate, influenced by the nearby Salish Sea and Comox Glacier, supports crisp, aromatic whites and delicate reds.

Key varietals include Gamay Noir, Siegerrebe, Pinot Gris, and Pinot Noir, well-suited to the region's shorter growing season. Vineyards benefit from long summer daylight hours, ocean breezes, and well-draining glacial soils.

The region is known for small, family-run wineries focused on sustainable and hands-on viticulture. Sparkling wine is also a growing category here, taking advantage of the natural acidity preserved by the cooler climate. Though still emerging, Comox Valley wines are gaining recognition for their freshness, balance, and distinctive coastal character.

5

WINERIES

~60

PLANTED ACRES

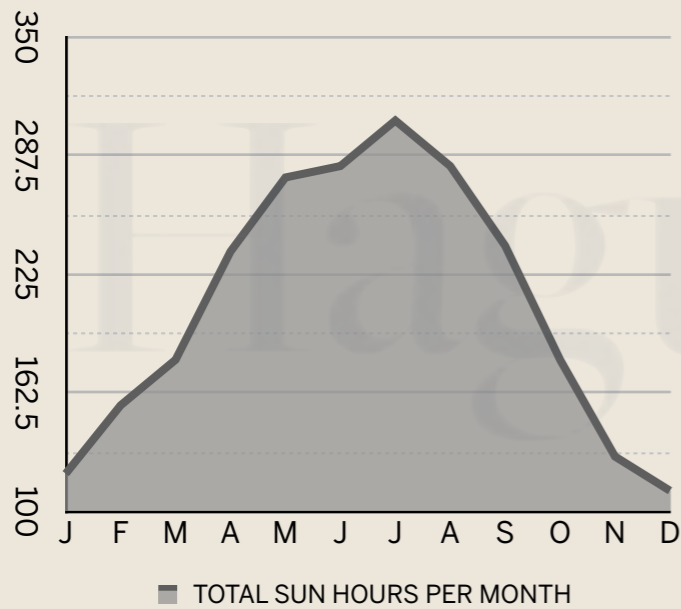
2,239

AVG GROWING DEGREE DAYS

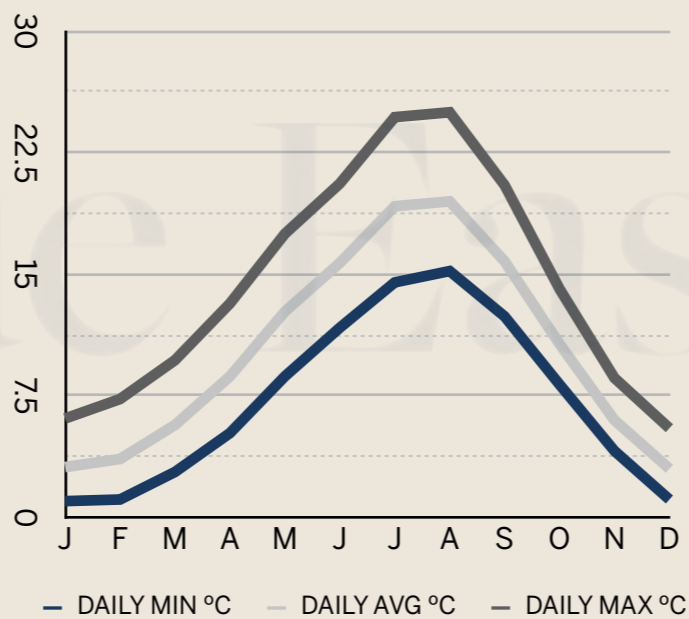
2006

YEAR VINES FIRST PLANTED

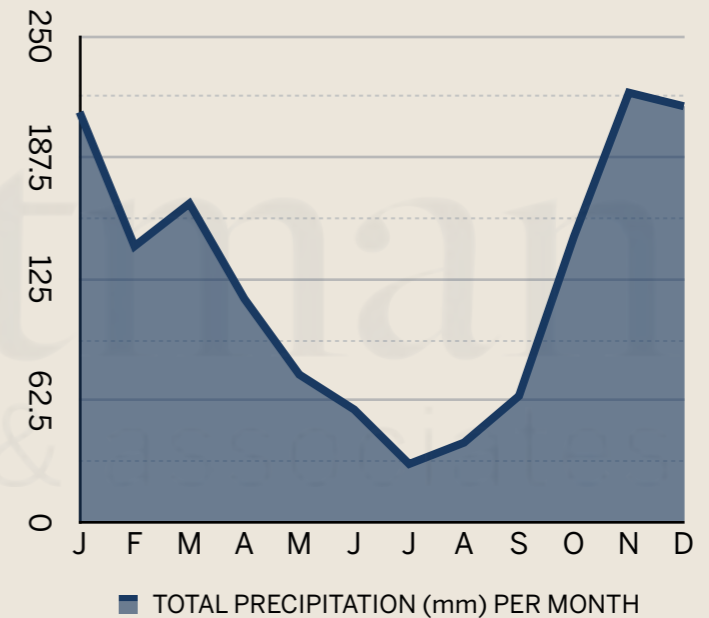
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



British Columbia Wine Regions



Purchase Structure

40 Knots Winery's ownership structure has been professionally and legally structured for regulatory compliance and tax efficiency. Given this structure, a share sale is possible to ensure a seamless transition while maintaining operational integrity. However, an Asset Sale may be preferable for tax planning purchases.

Legal agreements govern the financial transactions between the entities. The Farm Partnership rents the vineyard from the Owners, while the Winery Corporation rents the building from the Owners. The Farm Partnership sells grapes to the Winery Corporation, and the Winery Corporation rents certain equipment to the Farm Partnership. These transactions are streamlined by invoicing at the end of the year for the annual activities, in accordance with their legal agreements.

Group owned 50% Brenda Sharon Hetman 50% Layne Robert Craig

2400 Anderton Road
Land and Structures
Freehold Joint Tenancy

Craig Family Partnership
Equipment Assets
Brenda and Layne

40 Knots Estate Winery and Vineyard Inc
Equipment Assets & Inventory
Shares solely held by Brenda and Layne

Preferred purchase and offer structure
(Asset sale preferred)

LEGAL SELLERS OF ALL ENTITIES Brenda Sharon Hetman and Layne Robert Craig

BUSINESS ASSETS METHOD OF SALE Share Purchase Agreement or Business Asset Purchase Agreement

LAND METHOD OF SALE Freehold transfer of land (CPS Residential or CPS Commercial)

FORM OF OFFER TO RECEIVE Letter of Intent

40 Knots Winery in Comox, BC

PLEASE DIRECT INQUIRIES TO

Nicole Eastman

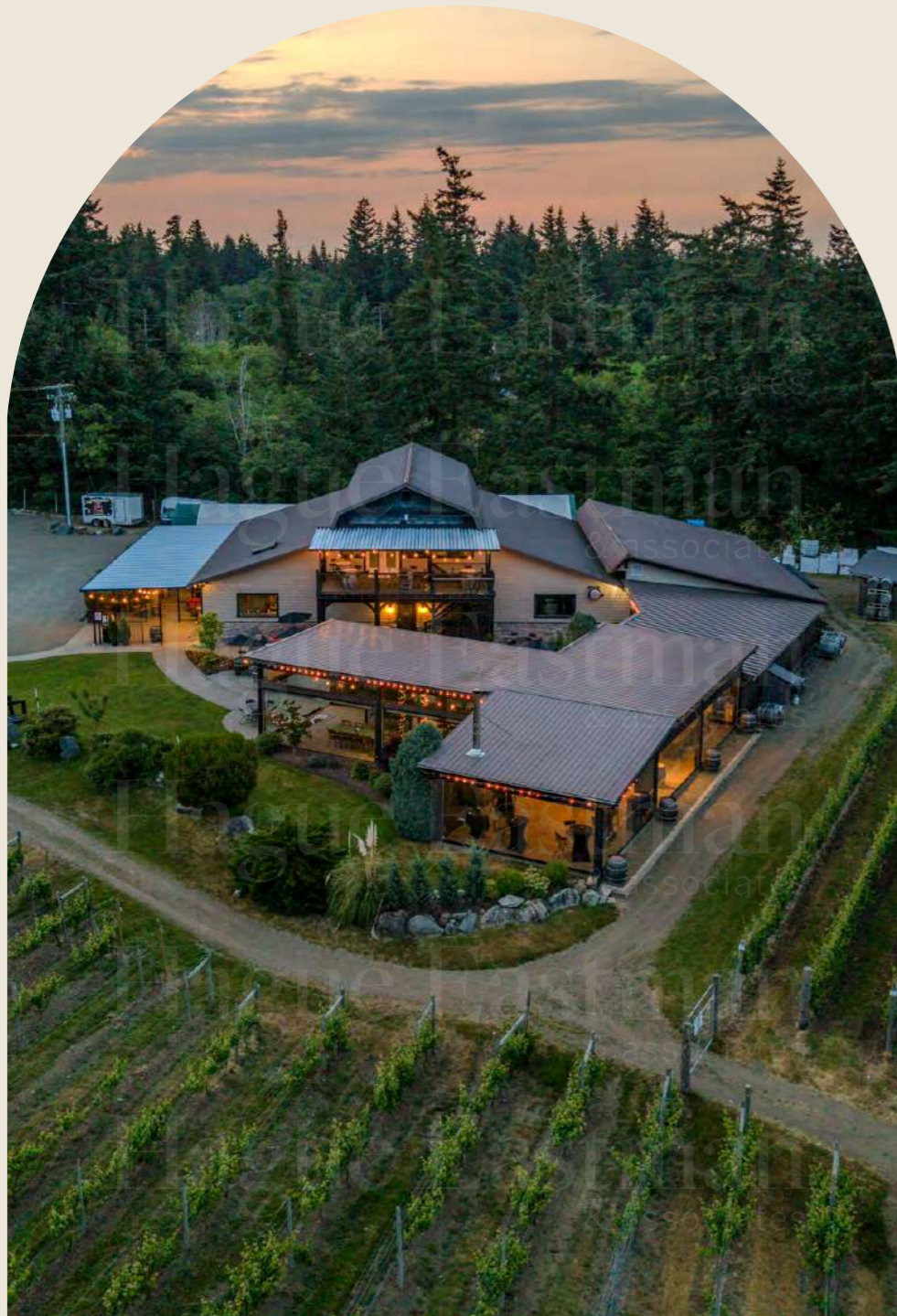


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