

Salem Oak Vineyard & Winery



Vineyard, Winery, Tasting
Room, Event Hall and
Private Residence

62-64 N Railroad Avenue
Pedricktown, NJ

Presented
by:
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Salem Oak

Vineyard & Winery



INTRODUCTION

Salem Oak Vineyards in Pedricktown, NJ, is a family-owned winery started by Mandi Cassidy and her twins, inspired by French family vineyards and South Jersey's potential for winemaking, opening in 2013 on a farm where vines were planted in 2003. The story centers on family pride, celebrating local agriculture with wines named after family members, offering a welcoming tasting room, live music, and a connection to the local community.

THE OFFERING

Owner Occupant / Investment Opportunity

PROPERTY ADDRESS	62-64 Railroad Ave, Pedricktown, NJ
BUILDINGS (SQFT)	Tasting Room and Event Hall (+/- 5,000 sqft) Residential Home (+/-2,800 sqft) Tool shed and private office
ZONING	Village Residential: Special Purpose
ACRES UNDER VINE	+/- 3 Acres
TOTAL ACREAGE	+/- 5 Acres
CURRENT USE	Vineyard, Winery, Private Residence, and Event Hall
ASKING PRICE	\$975,000 (Business, FFE and Assets Sold Separately)



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EVENT HALL AND TASTING ROOM

- Building Size: +/-5,000 sqft between three (3) rooms
- Outdoor Entertainment Area: covered porch, outdoor stage (with electric) and seating area
- Metal roof with roof-mounted solar panel system (owned)
- Three phase electrical system & EV Charging Station (2021)
- Fire and alarm system
- Entertainment System: projector and speaker system
- Commercial Kitchen
- Two ADA Bathrooms
- New central HVAC system (2025)



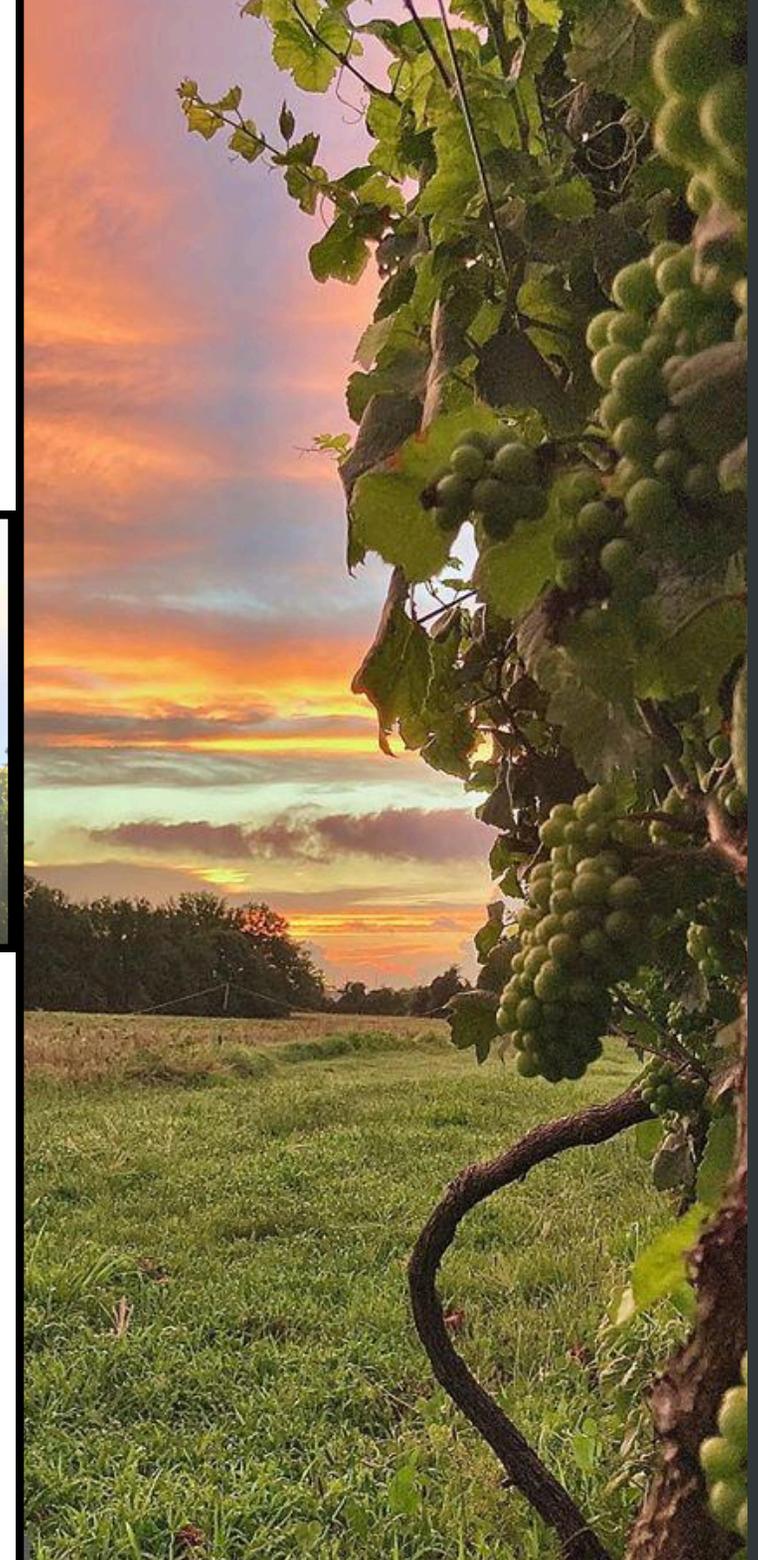
THE VINEYARD

- +/- 3 acres under vine
- 150ft well with electric service
- Drip-irrigation



GRAPE VARIETIES

- Cabernet Sauvignon
- Cabernet Franc
- Vidal Blanc
- Pinot Grigio



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The Residence

Three Story Residential Home

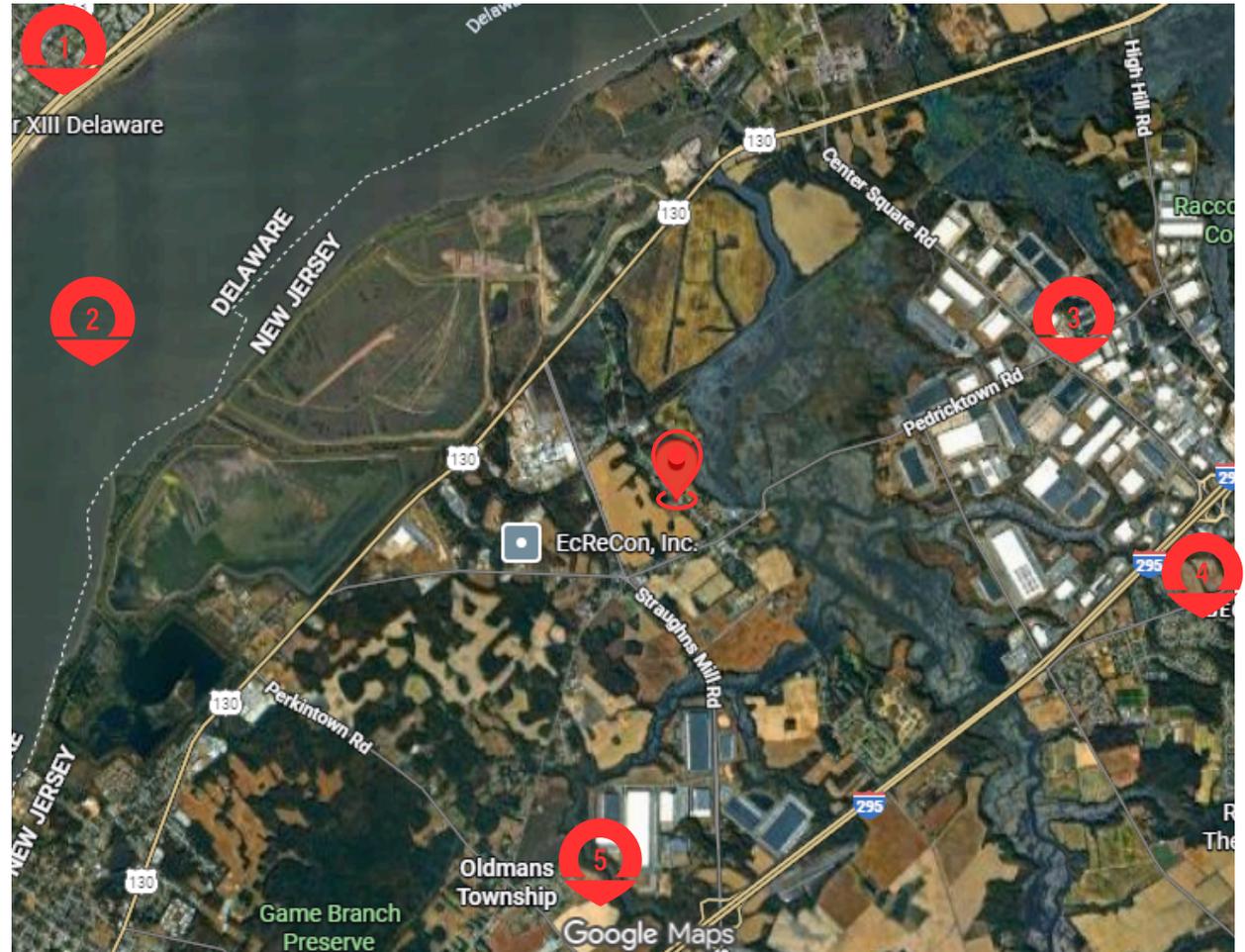
- Square Feet:; +/- 2,800
- Bedrooms: 5
- Bathrooms: 3.5
- Utilities: Public Water, Septic System, Electric and Natural Gas
- New hotwater heater and furnace installed in 2021
- Two story shed with a private office (detached)

06 / 62-64 RAILROAD AVE, PEDRICKTOWN, NEW JERSEY



NEARBY AMENITIES

- 1 Pennsylvania
- 2 Delaware River
- 3 Pureland Industrial Park
- 4 Woolwich
- 5 Oldmans Township



DEMOGRAPHICS

Population

	3 miles	5 miles	10 miles
2020 Population	4,341	67,843	420,055
2024 Population	4,370	69,789	435,168
2029 Population Projection	4,448	71,532	446,363