



## 3280 Telegraph Road Mill Bay British Columbia

\$5,500,000

Discover the allure of Enrico Winery, an expansive nearly 50 acre vineyard estate nestled in the breathtaking landscapes of Mill Bay, on Vancouver Island. The estate is a harmony of rustic charm and meticulous landscaping, offering a picturesque pond and a field used as venue for events. The main attraction is the tasting room with a spacious patio, capable of accommodating up to 100 patrons (50 indoor, 50 outdoor). The ensemble of structures includes the winery production facility, a wine storage building, three large quonset huts, a strategic income-generating cell tower, and three charming residential homes, currently tenanted, scattered across the property. Enrico's vineyards span 19.73 acres with 15 acres of bare land deemed plantable. They are home to a diverse selection of grape varietals, including Chardonnay, Ortega, Pinot Gris, Pinot Noir, Cabernet Libre, Corvise, and Cabernet Foch. The typical vineyard yield is 3.5 tonnes per acre. Enrico Winery's wine is produced in its 4,000 square feet winemaking building, housing 1,500 square feet of manufacturing space, 2,500 square feet of barrel storage, new stainless steel tanks, and French and American oak barrels. The winery currently has the capacity to produce up to 10,000 cases per year. Enrico Winery is deeply rooted in the community. Located within the BC VQA Cowichan Valley Geographical Indication, Enrico regularly participates in the Cowichan Valley Wine Festival and has a strong presence at the Duncan Farmers Market. Frequently hosting events like car shows and live music nights, Enrico has a strong commitment to community engagement. Enrico is not just a winery; it's testament to the vibrancy of the Cowichan Valley Wine community. We respectfully ask that you do not solicit or visit the winery in regards to the sale as it is an operational business. (id:6769)

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