



**3911 Bayshore  
North Cape May, NJ 08204**

**Asking \$3,400,000.00**



**COMMENTS**

Presenting a rare and extraordinary opportunity to own a highly successful business and will transfer as a complete turnkey operation to a new owner/operator, including the following: All real estate totaling nearly five acres with 3 buildings, including a single family residence. Perfectly poised for a wine connoisseur or visionary entrepreneur seeking to bring forward a vineyard and winery. With 4 acres of established vineyard (6,000 vines aged 26-27 years old), this estate offers an unparalleled canvas for winemaking. The vineyard produces 12 unique vinifera grape varietals, opening the door to a wide range of wine styles already in production that can captivate even the most refined palates. Every detail has been meticulously crafted for a seamless transition into the world of viticulture, with a fully operational winemaking facility and winery license already in place. Additionally a loyal following and established customer base. At the heart of the property sits an elegant, custom-built 1,900-square-foot residence, with an open floor plan and 30-foot ceilings, offering exceptional potential for a variety of uses. Ideal for wine tastings, private events, or intimate gatherings. The second-floor rooms offer picturesque views of the surrounding vineyard, enhancing the tranquil charm of the estate. This versatile space is ready to be shaped by your vision, creating a one-of-a-kind destination for wine enthusiasts and guests alike. The estate features 2 other functional buildings, both designed to support agricultural and business operations. This is more than just a property—it is an invitation to create a legacy in the world of wine and hospitality, combining timeless charm with modern opportunity. Experience the unmatched beauty, scale, and versatility of this exceptional estate. Founded in 1998 as a small Boutique winery. The winery has grown rapidly from its humble beginnings with only a small tasting room to the current location with a beautiful, large outdoor patio, tasting room, bottling and storage facility, and a 1,200 square foot production facility. Complete with wine presses, grape crushers/destemmers, pumps & hoses, wine filters, French Oak barrels, stainless steel tanks, a forklift, and everything else needed to continue producing exceptional wines. The tasting room and retail shop area is in a 1,600 sq ft building, which also includes bottled wine storage and bottling operations. The winery has the privilege to apply for both wholesale and retail outlet licenses issued by the New Jersey Alcohol Beverage Control to be utilized at restaurants and liquor stores to provide an extremely profitable additional revenue stream. The winery has an outstanding business reputation on all public review webpages and is the recipient of over 80 medals from notable, prestigious international wine competitions. The vineyard has been featured on HGTV, and been mentioned in numerous publications, including the New York Times, the Philadelphia Enquirer, and named "Best Winery at the Shore" by Philadelphia Magazine.

**PROPERTY DETAILS**

|          |                 |               |            |
|----------|-----------------|---------------|------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|----------|-----------------|---------------|------------|

# Berger Realty

Since 1928



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|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stucco                                                                                                                           | Patio<br>Deck<br>Porch<br>Fenced Yard<br>Storage Building<br>See Remarks<br>Sprinkler System                                                   | Garage<br>Attached                | Living Room<br>Kitchen<br>Eat-In-Kitchen<br>Dining Area<br>Laundry/Utility Room<br>Loft<br>Storage Attic<br>See Remarks<br>1st Floor Primary Bedroom |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Loft<br>Storage<br>Walk in Closet<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Burglar Alarm<br>Smoke/Fire Detector | AlsoIncluded<br>Window Treatments | Basement<br>Partial<br>Inside Entrance<br>Masonry Floors/Wall                                                                                        |
| Heating<br>Gas Natural<br>Solar<br>Baseboard<br>Hot Water<br>Multi-Zoned                                                         | Cooling<br>Central Air Condition                                                                                                               | HotWater<br>Gas- Natural          | Water<br>Well                                                                                                                                        |
| Sewer<br>Septic                                                                                                                  |                                                                                                                                                |                                   |                                                                                                                                                      |



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