

# RSSM / Wine O'Clock, Wine Bar and Bistro

## Available For Sale

Ron and Susan Bunnell are transitioning to retirement

**If you have a passion for a wine bar, bistro, or the perfect hospitality venue; this is your opportunity!**

Wine O'Clock wine bar and bistro, located in Prosser's Vintners Village, is being offered for sale. Vintners Village is located just off of Interstate 82 in one of Washington State's premier wine growing regions, Yakima Valley, adjacent to Red Mountain. Vintners Village is home to nationally acclaimed wineries and tasting rooms, with more than 200 wineries located within 60 miles. The village's residents include Airfield Estates, the Bunnell Family Cellar, Domanico Cellars, Coyote Canyon Winery, Martinez & Martinez Winery, Milbrandt Vineyards, Ryan Patrick Wines, Smasne Cellars, Thurston Wolfe Winery, Wautoma Springs, WIT Cellars, and Winemaker's Loft, which is a collection of tasting rooms and shops. Additional lots in Phase 2 of Vintner's Village are development ready with utilities, streets with installed curbs, gutters, and streetlights. Prosser, known as the birthplace of the Washington Wine Industry, is a centrally located small town with character and flavor! Situated among lush agricultural landscapes, it has become a premier destination for wine lovers. It is home to several well established annual festivals and events, including the Prosser Balloon Rally, Red Wine and Chocolate, Spring Barrel Tasting, Art Walk and Wine Gala, Catch the Crush, and Bottles Brews and Barbecues.

Founded in 2008, Wine O'Clock has established a stellar reputation through the years for creating pairings of award winning wines and innovative cuisine. A wood-fired oven and display kitchen further the immersive and upscale wining and dining experience. During the cooler months Wine O'Clock offers indoor seating for 42; when it is warmer the outdoor garden seating is extensive. Wine O'Clock has a large area that has been approved for an additional building of up to 8,000 square feet. Prime possibilities for potential development are winery production, special events, or expansion of the current facility .

The RSSM/Wine O'Clock real property is Benton County Tax Parcel 135944000012013 consisting of 1.89 improved gross acres. The facility and grounds are in immaculate condition. The bonded winery has a total of 4,020 square feet, 3,120 square feet on the main floor and 900 square feet on the upper level. The winery is complete with tasting room, barrel storage, pantry, kitchen with bar, dining area, men's and women's restrooms, office, mechanical room and storage areas.

**Sales Price is \$1,450,000. Sale includes the real property and fixtures. Sale Price does not include the existing business, wine inventory, wine labels, trademarks, or branding.**





