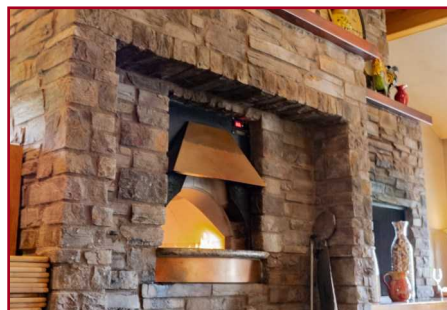
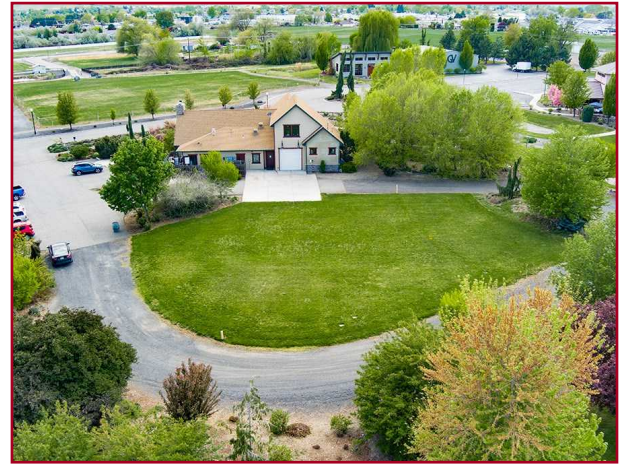
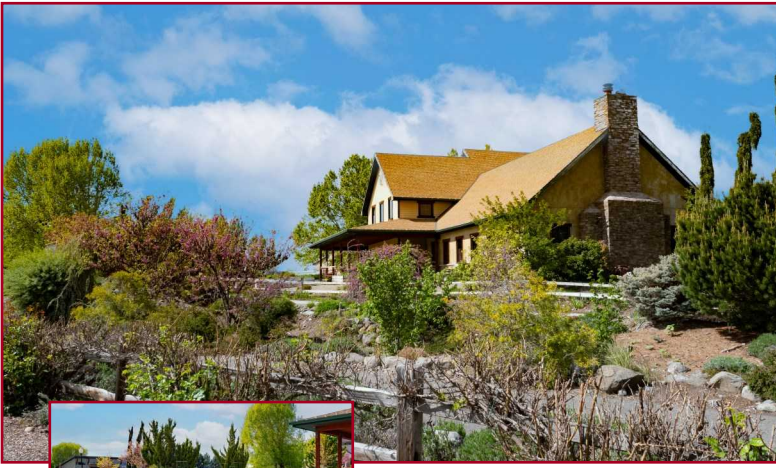




Wine o'Clock Wine Bar & Bistro

548 Cabernet Court, Vintner's Village, Prosser | MLS #2222092





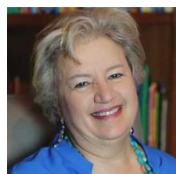
Wine o’Clock Wine Bar & Bistro
 548 Cabernet Court, Vintner’s Village, Prosser

Turnkey Wine Bistro located on 1.89 manicured acres in Prosser’s prestigious Vintners Village in the heart of wine country. Property meticulously designed and constructed; includes everything needed to seamlessly transition ownership. Inside spaces include tasting room, ample dining areas, well-equipped kitchen with bar and spacious barrel storage and pantry. Outside spaces offer an abundance of additional seating amidst the beauty of the surrounding herb gardens and flowers. Established restaurant with significant growth opportunities including facility expansion for additional winery buildings or event spaces. Whether your passion is for wine, food or hospitality, this turnkey property offers a rare opportunity. Uncork the potential!

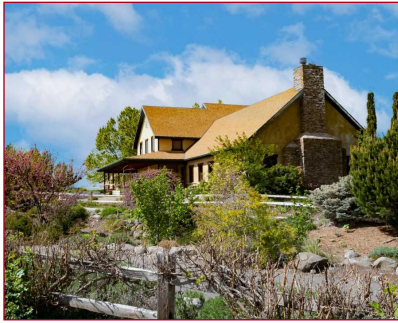
Parcel approved for additional building up to 8,000 sf



vintnersvillage.com/whos-here/



Brenda Nunes, MBA
 Real Estate Managing Broker
 425-785-6286



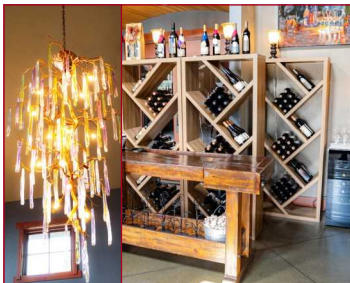
Lush garden setting



Welcoming dining room/ display kitchen



Wood and propane-fired pizza oven



Elegant tasting room



Expansive outdoor dining spaces

Wine o'Clock Wine Bar & Bistro

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Wine Bar Property

- ◇ 1.89 acres property, Tax Parcel #135944000012013
- ◇ Bonded winery building totals 4,020 sf
- ◇ Central air conditioning with three separate units to maintain zonal temperatures in barrel room and private tasting/kitchen areas
- ◇ Heavy duty flood lighting for night events
- ◇ Main floor: 3,120 sf, high open ceilings
- ◇ Restaurant with indoor seating for 34
- ◇ Stone wall propane fireplace and pizza oven
- ◇ Adjacent private tasting room, 12-18 person capacity
- ◇ Barrel storage room with floor drains (holds 98 to 108 barrels, or 2,425 cases)
- ◇ Overhead garage door (10' wide x 12' high) provides forklift access to barrel room from exterior driveway
- ◇ Case good pantry/storage room
- ◇ Prep kitchen, restrooms, and storage areas
- ◇ Upper floor: 900 sf (currently used as office space and mechanical room; can be converted to special event changing room, lounge ...)
- ◇ 1,394 sf open concrete unloading pad rear/north of restaurant building
- ◇ Fenced 558 sf pad on northeast corner of building holds air conditioners, firewood and garbage storage
- ◇ Covered outdoor seating for 60; concrete deck and additional space under shady birch and maple trees
- ◇ On-site space approved for an additional building up to 8,000 sf. (Potential uses may include wine production, special events, or expansion of the current facility.)
- ◇ Paved parking for 20 cars
- ◇ Paved pathways
- ◇ In-ground irrigation system
- ◇ Multiple drainage basins

Restaurant Equipment

- ◇ Wood fire/propane pizza oven
- ◇ Wine refrigerator in tasting room
- ◇ 60-inch propane, eight burner Wolf range with hood fan and two ovens
- ◇ Two under counter refrigerators
- ◇ One under counter, 2-drawer freezer
- ◇ Two 2-door refrigerators
- ◇ Two Noritz tankless water heating system
- ◇ Two freezers
- ◇ Two Noritz tankless water heating systems supplying 180°F water throughout the facility
- ◇ Soft water and dechlorinator system

For more information or to arrange a private showing, please contact

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 11109 Slater Avenue NE, Kirkland, WA 98033
 Each office is independently owned and operated.



Display kitchen and wine bar



Triple sinks and dishwasher



Commercial refrigerators and freezers



Barrel / flex room off of main corridor



Auxiliary event space located directly back of kitchen and barrel room

Restaurant Equipment (continued)

- ◇ Two fan bank cooling and King heating system
- ◇ Stainless steel shelving
- ◇ Miscellaneous mixers and other equipment
- ◇ 120-pound Ice machine
- ◇ Dishware

Key Restaurant Furniture

- ◇ Six solid hickory wine racks
- ◇ 18 solid butcher block table tops with leather chairs and benches
- ◇ Hickory cabinets and bookcases throughout
- ◇ 29 outdoor wrought iron bistro tables
- ◇ Eight wine barrel tables, many with glass tops
- ◇ Custom-ordered Portugues lighting including stunning glass foyer chandelier
- ◇ Built-in stereo system

Outdoor Plants and Flowers

- ◇ 18, 4x8 feet irrigated cedar raised beds filled with thriving culinary herbs/edible plants including chives, garlic, basil, strawberries, johnny jump ups, day lilies and annuals
- ◇ Stunning seasonal flowers including daffodils, lavender, poppies and sunflowers, and ornamental grasses

Leased Equipment: Dishwasher

NOTES:

Sale includes all real property, fixtures, furniture and restaurant service except logoed wine glasses, stained glass windows (2), paintings, 2 large copper pots, and wine refrigerator in storage room.

Seller available to consult with new owners up to 30 hours/week under a separate contract.

Seller open to an offer on the Wine o'Clock trademark and branding under a separate contract.

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