

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, orange, and red.The main image shows the Westport Winery building, a large white structure with a red roof and a prominent lighthouse on the left side. A large sign above the entrance reads "WESTPORT WINERY" in a stylized, metallic font. The building is surrounded by greenery and a clear blue sky.

WESTPORT WINERY

1 South Arbor Road | Aberdeen, WA 98520

Westport Winery Garden Resort

\$5,000,000

- Well-established operation
- No debt
- Award winning wine and spirits
- Acclaimed on-site restaurant
- With 2023 sales of \$4.2M, this enterprise had an EBITDA of \$882,591, equating to a 21% cap rate
Of note, this does not include PPP funds

Arvin Vander Veen, SIOR
Executive Vice President
+1 206 654 0521
arvin.vanderveen@colliers.com

Accelerating success.

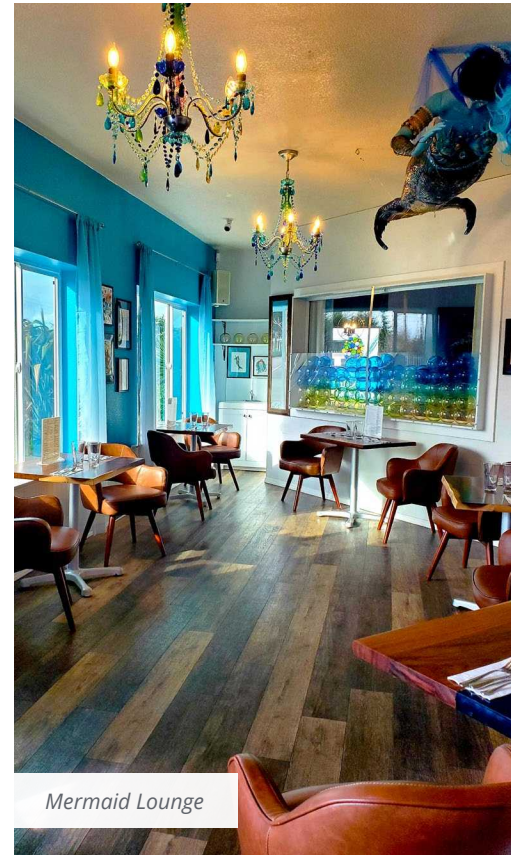
The Westport Winery Garden Resort property totals 21.36 acres and is made up of two contiguous parcels. The entire property is fenced. Each parcel has its own paved commercial access apron from South Arbor Rd.

- Parcel A (171031420040): 2.9 acres, zoned C-2 General Commercial District
- Parcel B (171031420020): 18.46 acres, zoned C-2 General Commercial District
Parcel B is designated for a future 20-suite lodging facility.

Included in the sale:

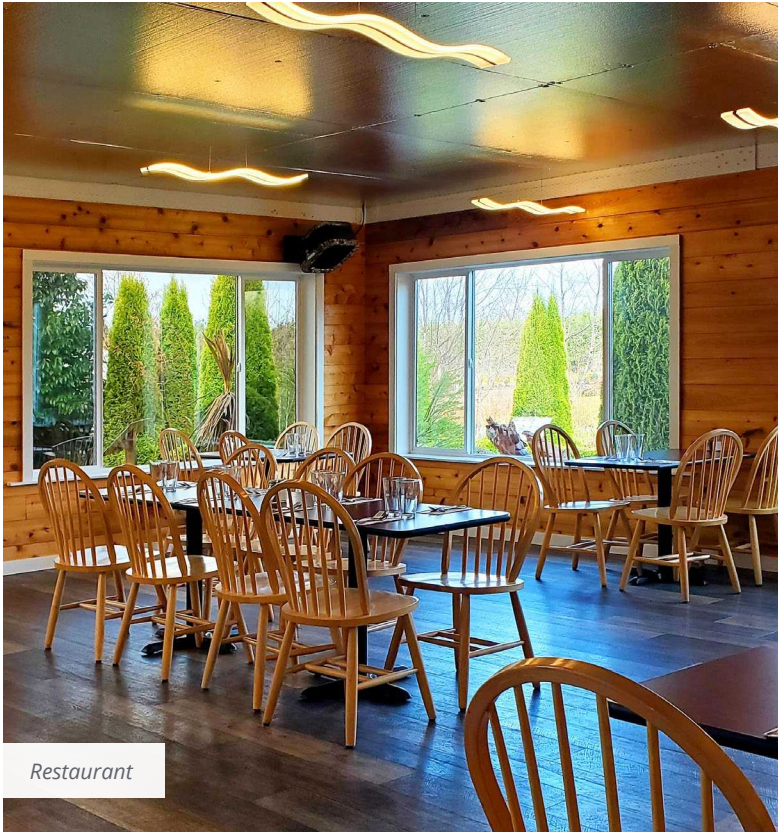
1. 21 acres of real estate
2. All buildings: 9 totalling over 25,000 SF
(Includes the International Mermaid Museum building*)
3. All equipment/personal property
4. Two operating entities that occupy the premises:
 - **Westport Winery:** handles the wine production, distillery, tasting room, gift shop, and the Sea Glass Grill.
 - **Vineyards by the Sea:** operates the real estate, including two homes and two apartments. The residences were previously occupied by the current owner's family and now are offered as rentals to the over 100,000 guests that visit the winery each year. This will also provide a new way of generating revenue.

**The International Mermaid Museum is a 501C3 non-profit organization that is run by its own board of directors and is a tenant paying rent to Vineyards by the Sea.*



With the current managers and employees on staff, the operation requires very little involvement from ownership, making it a perfect investment.





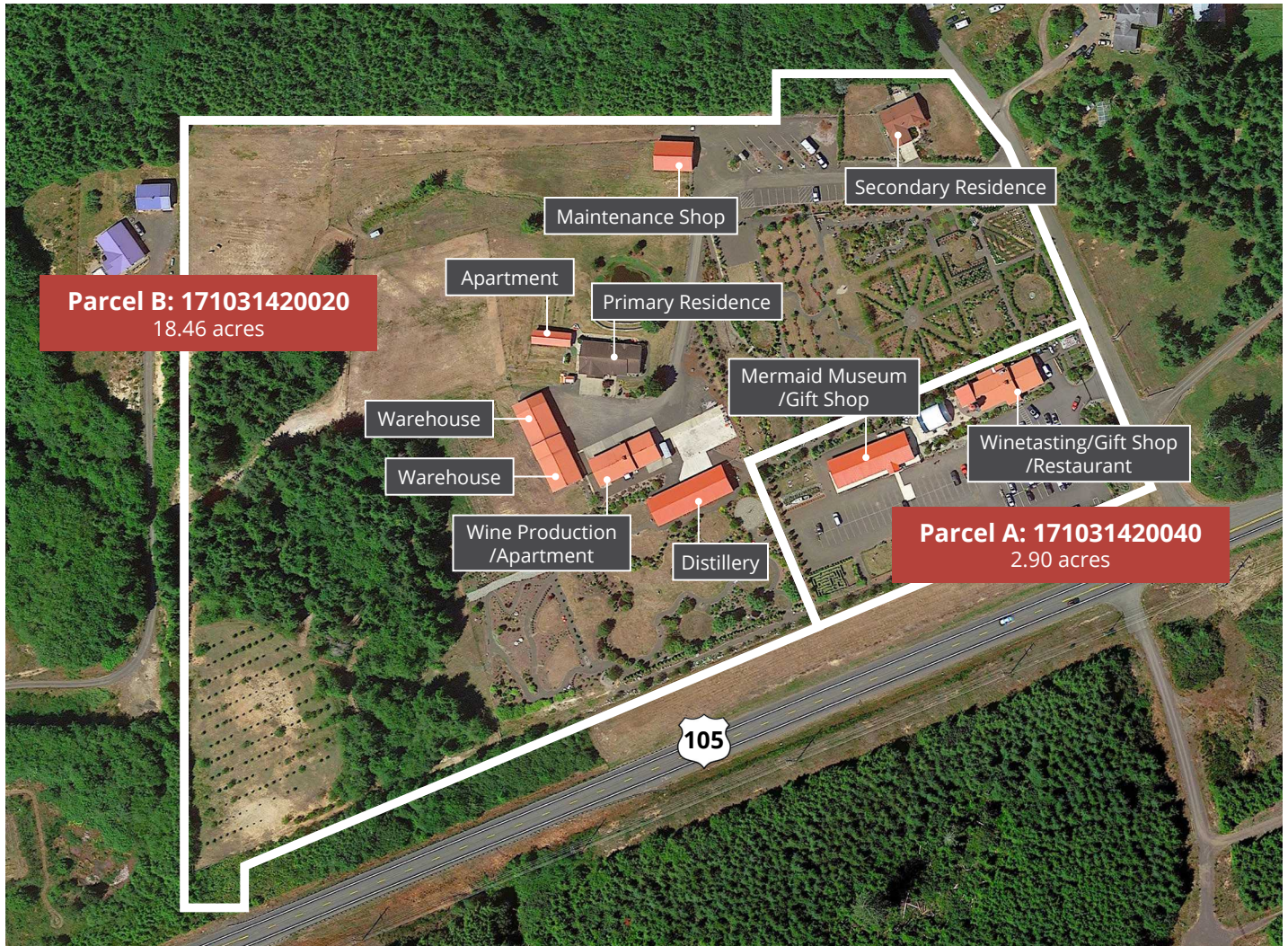
Restaurant



Seaside Retreat



International Mermaid Museum



Parcel B: 171031420020
18.46 acres

Parcel A: 171031420040
2.90 acres