

GILL'S PIER VINEYARD & WINERY INC.

Leelanau Peninsula's Premier Winery Destination

Offered for sale by Traverse North Realty



Rare opportunity to purchase a turnkey vineyard and winery, complete with tasting room, storage buildings, equipment, inventory and custom home with Lake Michigan views, all on 54+ acres in one of the most beautiful places in the country.

Gill's Pier vineyard & Winery began by a family with a dream. The Sterkenburg family wished to build a family business in Leelanau County which would grow and prosper. After nine years of hard work, dedication, education, and enthusiasm, Gill's Pier is now considered one of the best wineries in Northern Michigan and is available for purchase

Vineyard and Winery offered at \$1,100,000.00

Vineyard, Winery, and Home offered at \$1,550,000.00



Gill's Pier Vineyard & Winery



52 acres, featuring four acres of mature, producing vines with an additional four acres plowed, and cover cropped, ready for planting.



A successful, established turn-key business with a pronounced reputation for high-quality product and friendly service. Sale includes equipment, furnishings and marketing products.



Tasting room is complete with antique Mahogany bar, walnut polished floors, chic chandeliers VIP room, office, heated storage, catering kitchen and landscaped grounds.



5,724 sq ft storage building next to the tasting room. Currently used to store equipment, vehicles and tractor. Building offers on-site production capabilities and storage for future expansion.



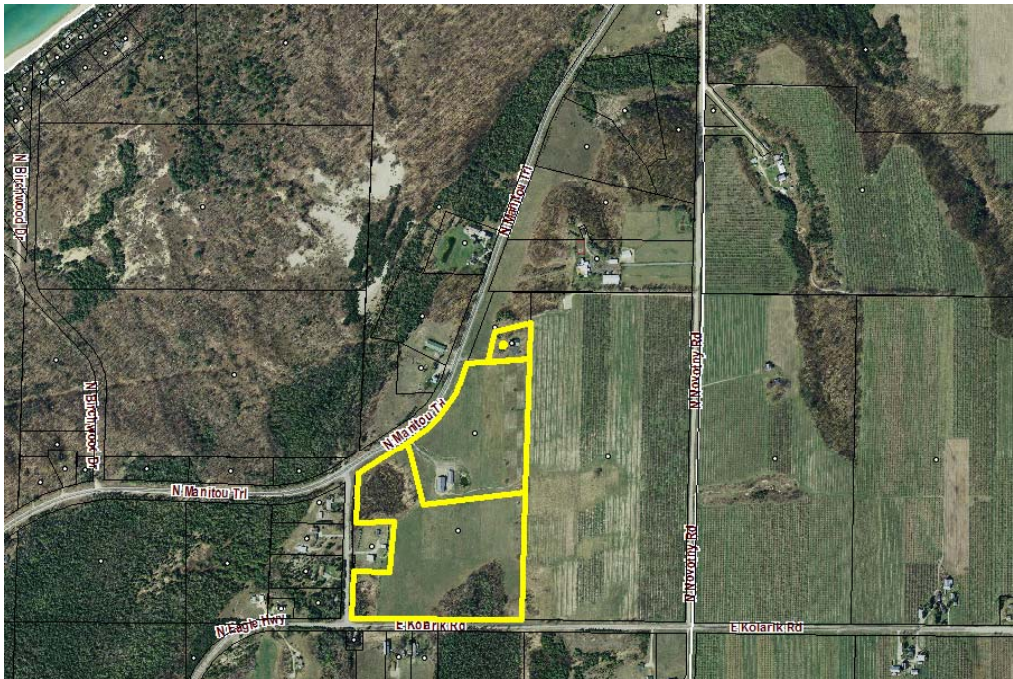
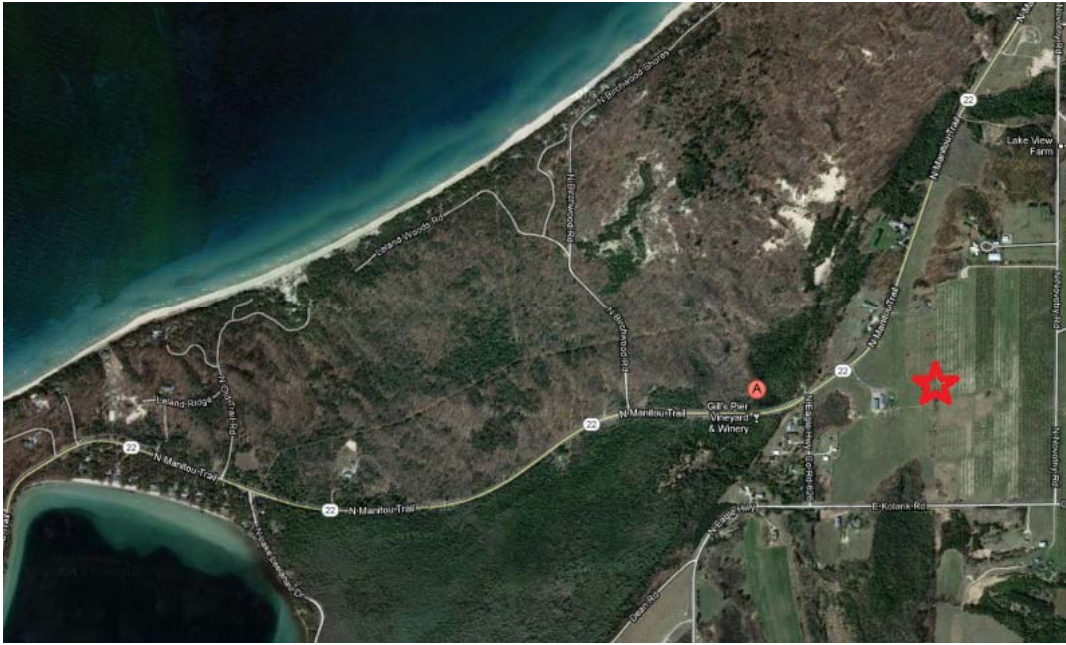
52 Acres on the Famous Leelanau Peninsula

Gill's Pier offers a premium location along the Lake Michigan and Sleeping Bear Dunes corridor. Wine tasters, locals, and area visitors are sure to embrace these beautiful surroundings while enjoying their favorite wines.

Property Highlights

- Four acres of mature irrigated vines featuring: Riesling, Cabernet Franc, Merlot and Sauvignon Blanc grapes
- Four additional acres are plowed, primed and cover cropped for the new coming vines
- Approximately 20 acres of this gorgeous landscape are suitable for grapes







Business Summary

Gill's Pier Vineyard and Winery is a profitable, turn-key business with significant growth potential. Gills Pier Vineyard and Winery is a well-known, reputable brand, recognized locally, regionally and throughout the Mid-West.

Gill's Pier wines are marketed through the following channels.

- On-site tasting room
- Wines of Michigan down state tasting rooms
- On-site venues and events
- Amazon.com sales
- Wine club memberships
- Distribution
- Restaurants

The region is consistently drawing new visitors and residents with its natural beauty, athletic events, culinary, wine and micro-brewery festivals. Gill's Pier Vineyard and Winery is perfectly situated to embrace this movement.

Included in the list price are the two vineyard parcels, tasting room and supplies/equipment, storage facility, business and equipment. Sale does not include \$498k in wine inventory (average retail value) which will be sold to purchaser at closing.



Gill's Pier Tasting Room



- 3,294 sq ft tasting room, including 1,098 sq ft of heated storage
- 100 year-old restored antique Mahogany bar and European antiques adorn and charm
- Tasting/sales room, VIP room, catering kitchen, office, heated storage and two bathrooms
- Charming landscaped setting, with outdoor seating, and pond
- Exceptional source of revenue that is increasing annually
- All furnishings and supplies are included





Storage Building/Equipment



- 5,724 sq ft storage building
- Possible future use for processing facility, on-site storage, venues



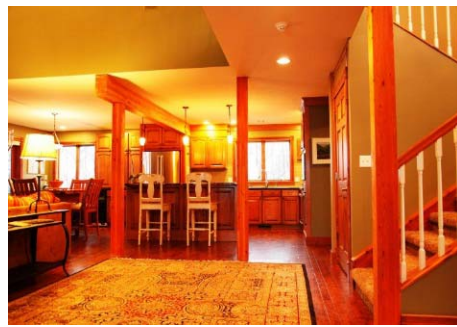
5700 N Manitou Trail Residence

Offered with Vineyard and Winery for \$1,550,000.00



Custom home nestled on almost two acres with Lake Michigan Views

- 5 bedroom, 4 bath home with office and walkout lower level, approximately 3600 square feet
- Custom kitchen with River Rock granite counters, island, and stainless appliances
- Stone fireplace in great room
- Hardwood floors
- Large master suite with his and hers walk-in closets, soaking tub, duo sinks, and tiled shower



PART OF SEC. 25, T 31 N, R 12 W,
LELAND TWP., LELANAU COUNTY, MICHIGAN

I, CHRISTY L. ANDERSON, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PARCEL(S) OF LAND WERE SURVEYED AND MAPPED UNDER MY SUPERVISION, THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS WITHIN ACCEPTABLE LIMITS, AND THAT I HAVE COMPLIED WITH SEC. 3, P.A. 132 OF 1976, AS AMENDED.

