

# Commercial Sale - Paso Robles, CA



## 1172 San Marcos Road, Paso Robles, CA, 93446

Offered at \$12,800,000

Paso Robles is a premier wine region in the world. One of the most significant modern winery facilities in the Paso Robles AVA is now available for acquisition. Located just west of Highway 101 and north of Paso Robles, the Winery at 1172 is a towering presence amid the bucolic westside hills. Contiguous to the winery and included in the Offering are 310 +/- acres of righteous westside dirt, dotted with vineyards. The Winery is built into a hillside and set up for gravity flow from receipt of fruit to fermentation to in-house bottling line. Built as a homage to Tuscany, the entire facility manages to encompass form and function in a most spectacular manner. All the personal property such as stainless, presses and bottling line are included in the Offering. The approximate 43,000 sf facility is permitted for 400,000 case production. Originally 223 +/- acres of vineyard were planted on the 2 parcels which total 310 +/- acres. Today, approximately 53.6 acres are currently farmed with the balance of the original planting in need of replanting. The views throughout the Ranch are majestic. Soils are consistent with westside plantings, producing premium and ultra-premium wines. Water is provided through 3 wells on property. The Winery at 1172 checks all the boxes. It's a great location, modern facility, equipped, permitted and built with pride. Surrounded by hills with awe-inspiring views, the entire Offering captures the best of Paso Robles. Paso Robles is known for quality and value. The Winery at 1172 will not disappoint.

0 Bedrooms

0 Bathrooms

43,210 sqft

Built: 2002



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