

100 GRAND VINTNERS

LAKE OZARK, MO. 65049

FEATURES:

- 12,322 sq ft post and frame building: 2.5 stories w/ 15' side walls
- All red oak inside the building was taken from the property and used
- Level 5 finish on drywall
- Building is ADA compliant
- Spray foam insulation
- Catalyst Electric did all electric work on property
- All LED lighting has waterproof rating
- 5 total HVAC's: 3 on main level, 2 upstairs. Minisplit in cellar
- Natural gas water heater (natural gas runs approximately \$100 / month)
- 6" water main with pipe going underneath the road for ability to expand
- 2 large water softeners but NOT used for production
- Full security system inside and outside the building
- Metal siding exterior and roof
- Employee room: Forklift rated
- 3,240 sq ft on exterior of covered patio space
- Lowest level (The Cellar) fully operation wine production cellar
 - Remains separated from main floor. Has exterior lower entrance on backside and stairwell entrance on side of the building
 - Backside cellar ingress/egress has explosion proof room (could be a distillery) separated from wine production area.
 - 100% concrete. Ceiling was installed in sections via a crane
 - 110 & 220 outlets throughout and 3 phase converters
 - Special rebar in concrete walls; they will never rust or fail
 - All weather-proofed
 - Lifetime warranty with Best Pest
 - Could be separated and made into different businesses
- 20x20 commercial kitchen with high end SS hood. Fridges, freezers, ice machines = included
- 2 public restrooms (Men's and Women's)
 - Women's = 3 stalls Men's = 2 stalls & 2 urinals
 - Employee Bathroom located in the storeroom and 1 other bathroom in cellar
- Total capacity for main area, private tasing room and Mezzanine = 205 people
- Entire building (inside and out) has fire suppression systems—wet system through entire interior portion and dry systems outside on front porch, patio and lower patio.

- Upstairs consists of 4 office spaces, a conference space and 2 mechanical rooms
 - Upstairs Mezzanine can comfortably host 50-60 people
 - Private wine tasting room can host 20-30 people (or 50 if set in a cheater style)
 - Outdoor covered patio easily sets 175 or more for an outdoor wedding pre-plumbed for a bathroom if needed (especially helpful if made into wedding venue)
- Total property is in 4 parcels = 11 acres total
- 1 acre vineyard = 4 tons of grapes = 600+/- gallons of wine. Will be ready in 2027 (5 yr production)
- Property has low taxes as it is taxed agriculture
- TIF rights (75/25) = 16 years left. Transferred over to current owners when property was purchased and can be renewed
- AT&T Tower on property and lines already ran to the building. High Speed!
- Future road connection plan for 242 and Bagnell Dam Blvd (set by Lake Ozark Quarry's business development agreement with the city of Lake Ozark). THIS IS A BIG DEAL!
- Nearly 47 acres surrounding this property is currently for sale. 14.67 acres currently for \$250,000 and 31 acres currently for \$400,000. There are options of expansion if desired!

