



Exclusive Boutique Winery Opportunity!

8370 Lakeview Road, Alanson, MI 49706

REMAX
COLLECTION

Presented by: MLS#: 293184
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Crooked Vine Winery! Exclusive Boutique Winery Opportunity in the Heart of Petoskey Wine Region.

Nestled in the picturesque Petoskey Wine Region, this one-of-a-kind, turnkey boutique winery offers an unparalleled opportunity to own and operate a fully functioning vineyard and wine production facility in one of Michigan's most sought-after wine-producing areas. Set on a sprawling 35-acre property, this winery has been in operation since 2013 and is ready for a new owner to take it to the next level. This rare opportunity is a dream come true for wine enthusiasts, entrepreneurs, or anyone looking to live out their passion for wine in a sophisticated, serene, and highly desirable location.



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Total Acreage: 35 acres

Vineyard: Approx. 5 acres of meticulously pruned grapes, approximately 1 acre of each variety: Marquette, LA Crescent, Frontenac, Frontenac Gris and Petite Pearl

Building 1: Wine Tasting room & Production

Facilities: (2200 sq ft)

-1,200 sq. ft. wine-making area

-1000 sq. ft. wine tasting room & retail store includes: Wine tasting bar, wine tasting room, retail store, office and his & her lavatories.

Building 2: Private Residence & Garage: (3200 sq ft)
Newly built, a modern luxury contemporary ranch style, 1,200 sq. ft. residence (completed in 2024) with sweeping views of the vineyard.

2000 sq. ft. storage garage, strategically close and concrete connected to the Winery making it easy to move items back and forth.

Note: all rooms are strategically on 1 level.

This property is a seamless blend of beauty, functionality, and modern luxury, making it ideal for those looking to live and work in the same place. The residence offers a peaceful retreat for owners or guests, while the fully-equipped production and retail spaces create a thriving, turnkey business opportunity.



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The Private Residence & Garage/storage (3200 sq ft):

The recently constructed, luxurious contemporary residence (1,200 sq. ft.) was designed with a seamless connection to the surrounding natural beauty. Overlooking the vineyard, it offers owners a peaceful retreat while still being centrally located for business operations.



The home features:

- * Spacious, modern living areas with large windows offering stunning views of the property.
- * High-end finishes and thoughtful design elements that create an inviting, stylish living space.
- * Convenient living arrangements allowing the owner to live on-site (steps away) and fully immerse themselves in the winery's daily operations.
- * The garage is perfect for storing anything and everything!

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Winery Facilities and Features:

1. Tasting Room & Retail Store:

As you approach the winery, you're greeted by a wide, covered wraparound porch-perfect for hosting outdoor tastings, special events, or relaxing after a long day of wine production. Upon entering, the modern and inviting tasting room features:

- Expansive indoor tasting bar for guests to sample and enjoy wines
- Cozy seating area to relax and savor the ambiance
- Private barrel tasting nook for intimate, exclusive tastings.
- All furnishings, including wine refrigerator, are included, allowing for an immediate and comfortable setup.
- His and her lavatories are conveniently located near the tasting area, adding a touch of luxury and comfort for guests.
- Office space for administrative tasks, keeping business operations organized and efficient.

2. Wine Production Area:

The attached production facility is a state-of-the-art space designed for wine-making and includes:

- All the necessary equipment for producing, bottling, and selling premium wine onsite.
- Storage capacity for wines and equipment, with the ability to produce a wide variety of wines in small batches.
- Wine press and filtration system for fine wine production.
- 220V wine pump and various other accessories to streamline the production process.
- Hydraulic pallet lifter and workbench for efficient storage and movement of goods.
- Stainless steel containers ranging from 100 to 500 gallons for fermentation and storage.
- Wine filter system for enhanced clarity and purity in the wines.



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3. Vineyard Equipment:

Everything you need to manage and maintain the vineyard is included:

- 2024 Kubota 24 hp, 4-wheel-drive utility tractor with attachments for vineyard maintenance.
- 1985 Kubota lawnmower and small push lawnmower for groundskeeping.
- Clark forklift (1988) to handle large batches of wine and vineyard supplies.
- Three 300-gallon containers and several hundred empty bottles for bottling wine and handling production volumes.

4. Other Essential Equipment:

- Electric four-bottle wine filtration station.
- Corks, ozone water sanitizing system for cleaning equipment and bottles.
- Several hundred gallons of bulk wine and several hundred cases of bottled wine already in stock, ready to be sold.
- 6 large Bins for harvesting.
- 40 small bins for harvesting.
- Bird nets for protecting grapes.
- Small utility trailer.

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Additional Details:

Business Package: This turnkey package includes recipes for 10 different varieties of wine, ensuring you have a broad portfolio to offer your customers.

Bulk wine & wine inventory: The winery already has several hundred gallons of various wine varieties in bulk, along with cases of bottled wine, allowing you to jump-start your sales immediately.

Full operational capacity: All necessary tools and equipment are included, from fermentation tanks to bottling accessories, ensuring you can produce premium wine and run your business efficiently from day one.

Petoskey Wine Tour Access: The property is part of the renowned Petoskey Wine Tour, placing it in the heart of Michigan's wine country and bringing high exposure to tourists, wine enthusiasts, and potential customers.

Location and Nearby Attractions:

Downtown Alanson: Only 2 miles away, offering charming local shops, dining, and amenities.

Downtown Petoskey: Just 12 miles away, this vibrant town is known for its waterfront views, historic downtown, and thriving arts scene.

Crooked Lake: Beautifully situated by Crooked Lake, offering ample recreational opportunities for boating, fishing, and outdoor enjoyment.

The region itself is celebrated for its stunning natural beauty, mild climate, and growing reputation as a prime wine-producing area in the United States. Being part of the Petoskey Wine Tour ensures the property sees steady foot traffic from wine enthusiasts and tourists, creating a solid foundation for growth and success.

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Why Choose This Winery?

Established Business: Operational since 2013 with a strong local and tourist following.

Complete Package: From the vineyard and wine-making equipment to a luxurious on-site residence, everything you need to start and run a thriving winery business is included.

Location: Situated in Michigan's premier wine region, it offers scenic views, easy access to nearby towns, and proximity to other wineries and attractions.

Turnkey Opportunity: With production facilities, inventory, and equipment already in place, this is a fully operational winery that allows you to hit the ground running.

This unique opportunity to own a boutique winery in the heart of Michigan's wine country won't last long. Contact us today to schedule a private showing and discover the potential of this exceptional property!

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