



FOR SALE/LEASE
WINERY ON +/- 22.75 ACRES
\$4,830,000.00

5806 North Modoc Avenue, Kerman, CA 93630
(Fresno County)



PROPERTY INFORMATION

Zoned AE-20
San Joaquin River frontage
Two (2) single family homes totaling
+/- 3,054 SF
+/- 73,379 SF winery & storage
+/- 1,750,000 gallon capacity
Buildings: Concrete, block and
metal construction
APN# 015-350-16
Last Crush +/- 11 years ago
Fresno Irrigation District

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

Bill Daly DRE# 01453177
Chris Cammack DRE# 00450538
(559) 490-2500
www.fortuneassociates.com

 **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

470 EAST HERNDON AVENUE, SUITE 200 | FRESNO, CALIFORNIA 93720-2929 | (559) 490-2500 | FAX (559) 490-2520



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PROPERTY DETAILS

Approximately one (1) acre existing Chenin Blanc vineyard. Six (6) acres ready to plant.

One (1) ag well: 186 GPM

One (1) domestic well: 90 GPM

Stainless steel tanks plus concrete lined stainless steel tanks

275,128 gallons with Glycol/756,563 gallons without Glycol

3 bedroom, 2 bath & 2 bedroom, 1 bath single family homes

Approximately 2,935 SF office space

Flood Zone X. Not in a Federal Flood Hazard Area.

Soil: Ha

Sustainable Groundwater Management Act (SGMA) DISCLOSURE: SGMA may limit the amount of well water that may be pumped from underground aquifers. For more information, please visit the California Department of Water Resources.

Approximately 73,379 square feet total

Approximately 31,151 square foot concrete/block tank building

Approximately 29,678 square foot office/warehouse block building

Approximately 11,550 square foot office/warehouse metal building

Approximately 1,000 square foot office with truck scale

Purchase Price: 4,830,000.00

Lease Rate: Contact List Agents for details

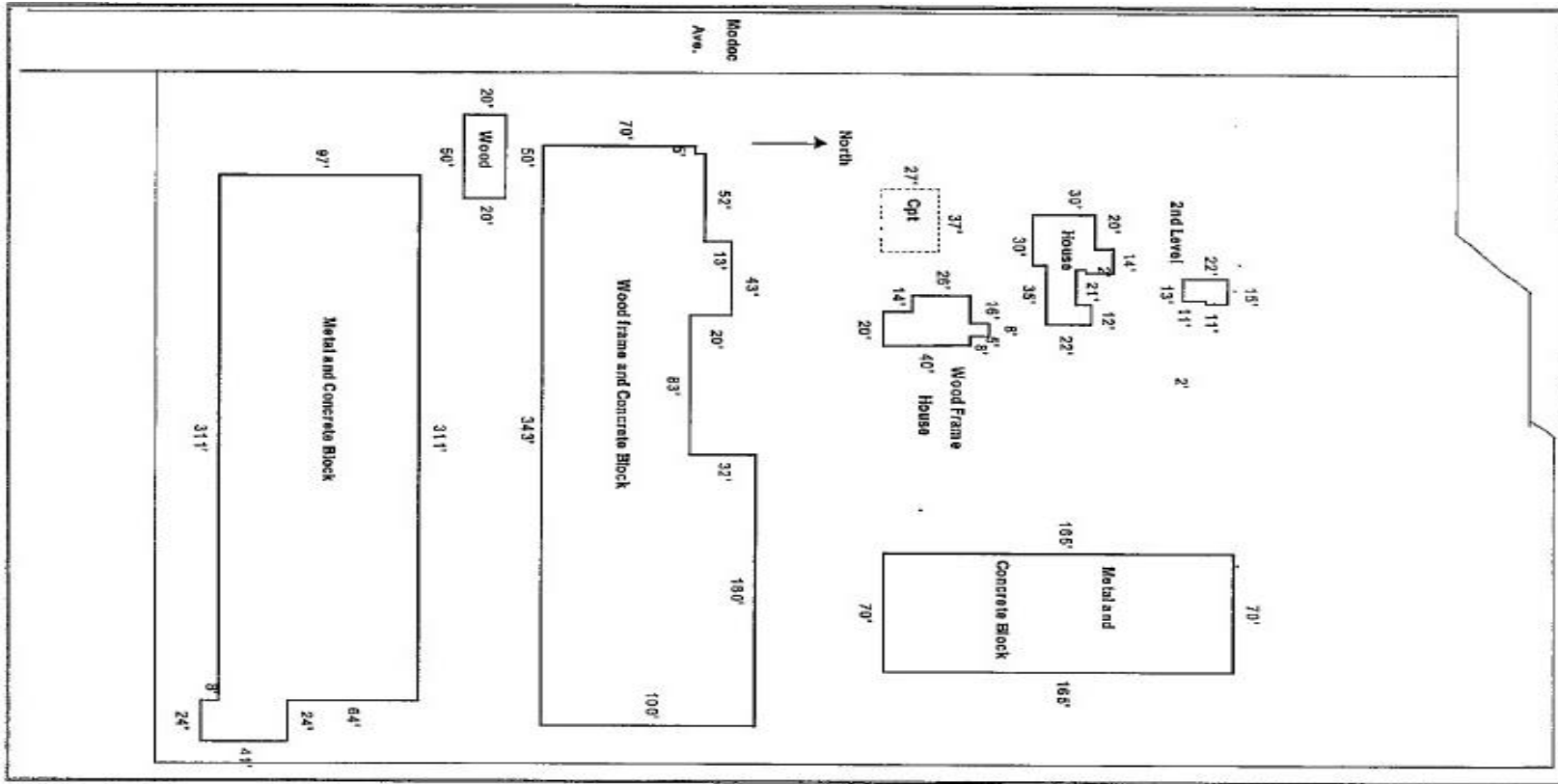


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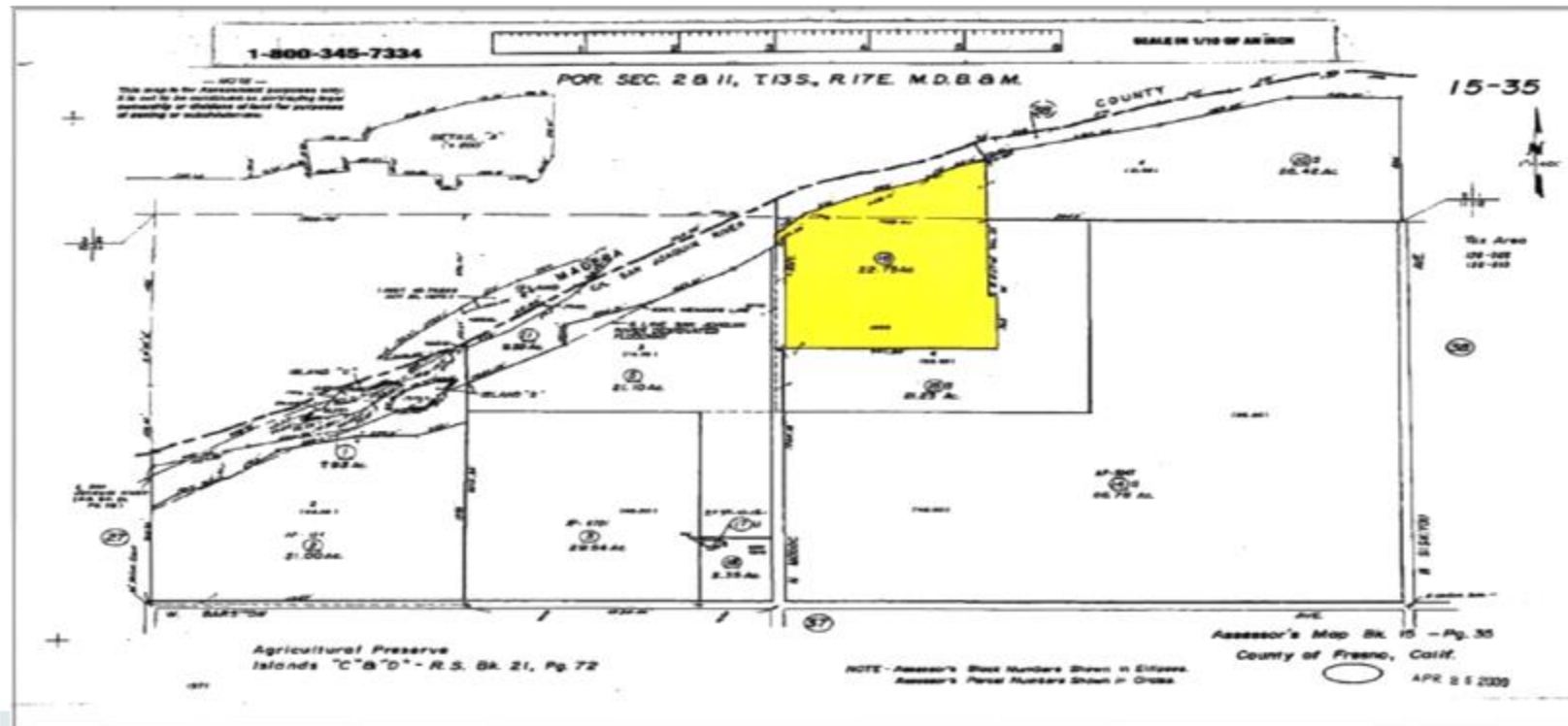


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Site Plan



Parcel Map



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