

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

Shade Winery

401 Gilkey Ridge Rd, Shade, OH 45776

Exclusively Represented By:

Don Linder

Sales Associate

740 591 3738

linderdonlinder@gmail.com

William Simpson

Sales Associate

740 447 2000

wsimpsonre@gmail.com

WINERY FOR SALE

Shade Winery

401 Gilkey Ridge Rd, Shade, OH 45776

FOR SALE

Executive Summary



Offering Summary

Price	\$2,900,000
Site Size	80 Acres
Year Built	1968

Property Overview

The Shade Winery is a Southern Ohio premier destination. Located in the heart of Athens County, it's just a few minutes drive from Ohio University, and just 0.2 miles off the newly constructed exit from the 4-lane Appalachian Highway. This one-of-a-kind 80-acre property provides endless potential to expand the opportunities and venues. It is an operating Production Winery with a beautiful Tasting Room. The ridge line of the 80-acres could easily accommodate the construction of numerous vacation homes and cabins. Family-owned, designed, developed, and operated, Shade Winery delivers an all around authentic taste of Southeastern Ohio. The manicured and natural environment of both the indoor and outdoor seating provides a remarkable, relaxing ambiance and country setting for wine and culinary enthusiasts. Renowned in the Athens community and the Ohio wine industry, Shade Winery delivers a unique guest experience where memories and relationships are made and fostered. In addition, there is 2-bedroom, 1.5-bath house tucked in the woods that is currently the winery owners' residence. See photos for more details of all the features and extraordinary viewsheds this property has to offer

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875 Yard St.
Grandview, OH 43212
614.499.5406
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Additional Photos



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Property Details

Sale Price	\$2,900,000
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Location Information

Building Name	Shade Winery
Street Address	401 Gilkey Ridge Rd
City, State, Zip	Shade, OH 45776
County	Athens

Building Information

Building Size	1,376 SF
Building Class	C
Tenancy	Single
Year Built	1968
Construction Status	Existing
Roof	Architectural Shingle
Floor Coverings	Wood
Exterior Walls	Siding-Wood

Property Information

Property Type	Special Purpose
Property Subtype	Winery
Zoning	NZ
Lot Size	80 Acres
APN #	J010010031000, J010010031200, J010010031500
MLS #	2435480
Power	Yes

Utilities & Amenities

Central HVAC	Yes
Gas / Propane	Yes

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Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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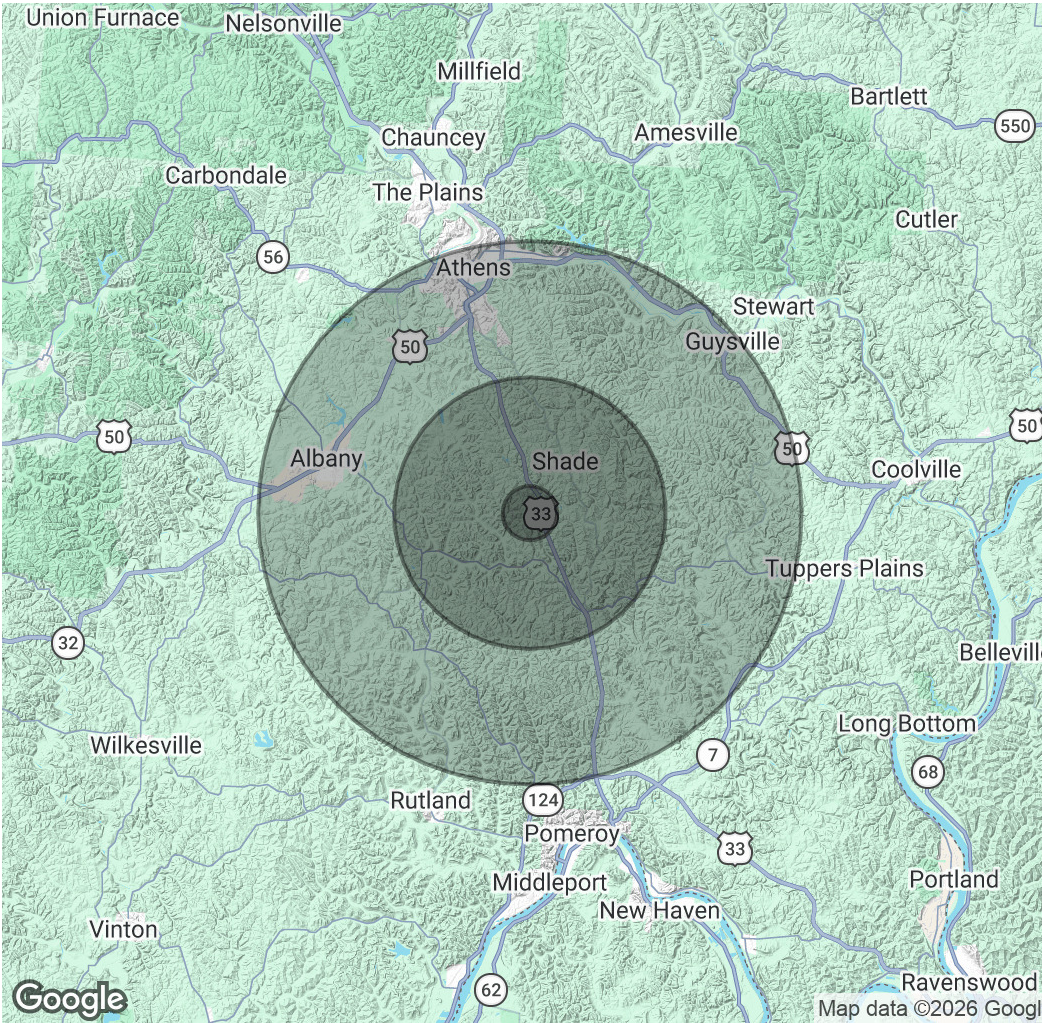
FOR SALE

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	172	3,482	35,667
Average Age	42	42.3	33.7
Average Age (Male)	36.9	38.5	33.3
Average Age (Female)	48.6	46.2	33.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	65	1,242	11,763
# of Persons per HH	2.6	2.8	3
Average HH Income	\$75,206	\$85,766	\$76,211
Average House Value	\$183,065	\$179,210	\$209,769

2023 American Community Survey (ACS)



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Advisor Bio 1



Don Linder

Sales Associate

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Direct: **740.591.3738** | Cell: **740.591.3738**

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Advisor Bio 2



William Simpson

Sales Associate

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Direct: **740.447.2000** | Cell: **740.447.2000**

OH #2026001237

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