

FOR
SALE

WINERY & BANQUET FACILITY

1499 Washington Ave., Williamson, IL 62088



BARBERMURPHY

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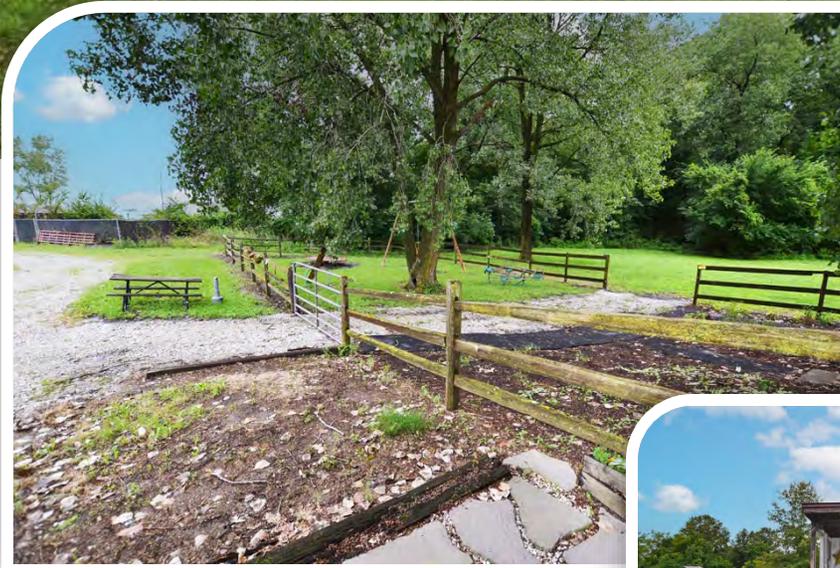
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

OFFERING HIGHLIGHTS

- Perfect Destination Spot for Large Group Events, Private Parties & Weddings
- Picnic Area totally 2 acres
- Versatile event space for both indoor and outdoor parties/dining
- 2,080 SF covered outdoor deck with an additional uncovered brick patio seating area featuring dual fire tables
- 2,500 SF Event Room
- Enclosed Wine Garden with seating for 50
- Two kitchens (Catering and full kitchen)
- Grooms Room
- Two bars
- Over 2,400 SF of storage
- 1,160 SF wine production room
- Spacious Loft Area seats 30 with an adjacent Bridal Dressing Area
- 7 Facility Restrooms conveniently located throughout the property
- Parking available for 140 vehicles
- Qualifying location for the State Business LOGO exit signs AND TODS signage (Tourism)

REDUCED SALE PRICE: \$599,000

SCENIC VIEWS



120' Walkway to a beautiful Cottonwood Tree

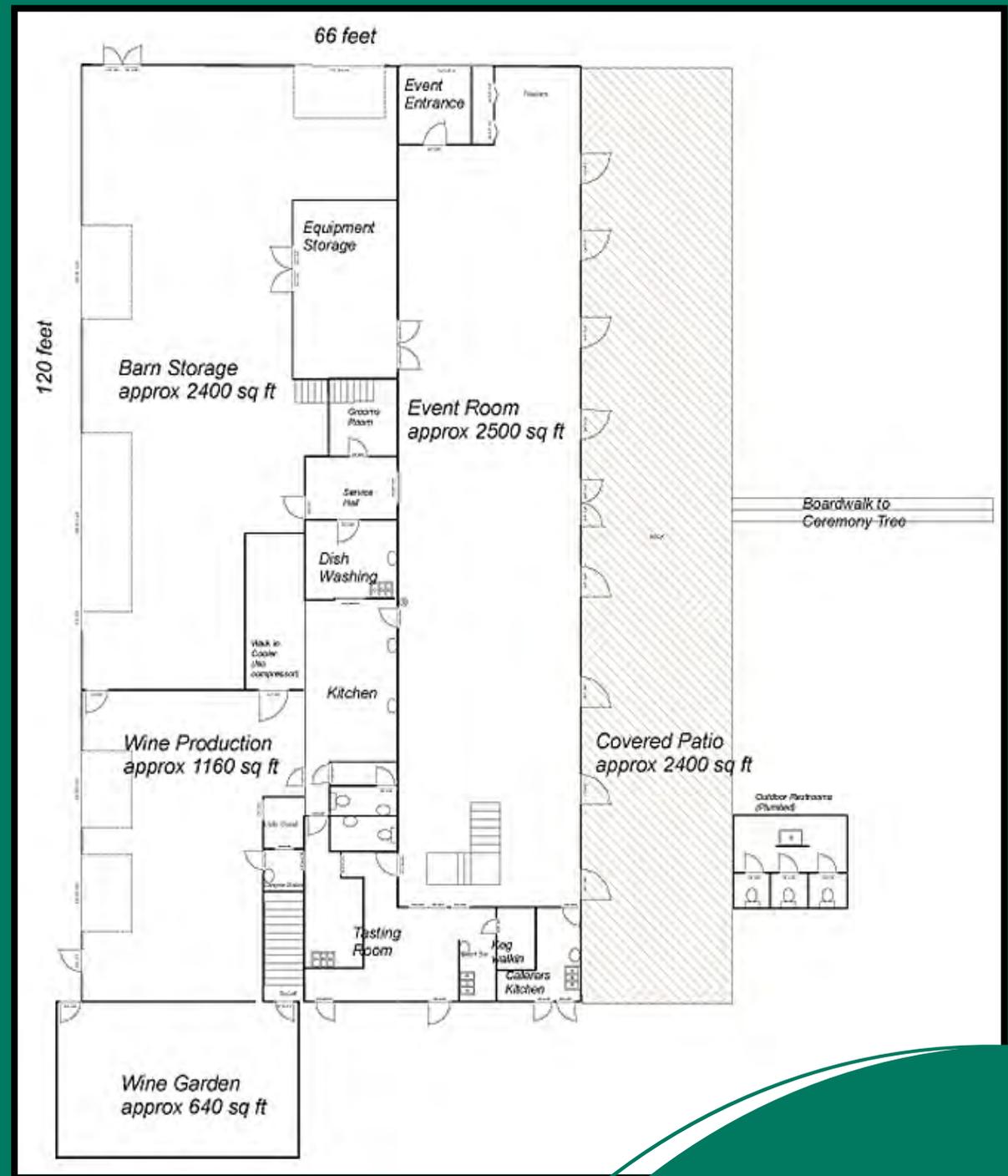


Outdoor Stage

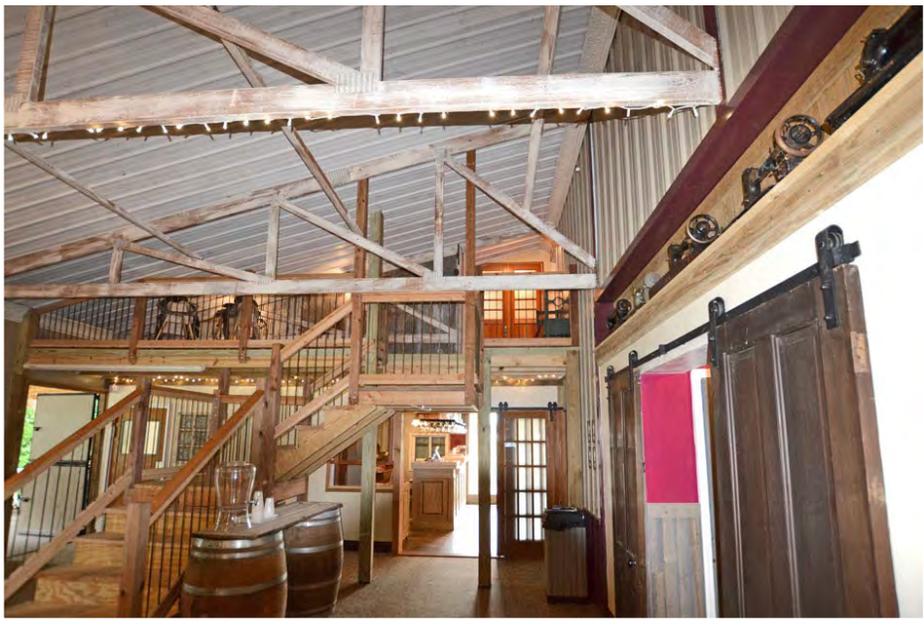
MAIN LEVEL FLOOR PLAN

Main Level

- 2,500 SF Event Space (approx.)
- 1,160 SF Wine Production Room
- 640 SF Wine Garden
- 2,400 SF Barn Storage Room
- 2,400 SF Covered Patio
- Tasting Room
- Kitchen



EVENT ROOM



2,500 SF - Comfortably seats 120
Cascading stairs leads to overlooking 2nd Floor Catwalk
2 adjacent Restrooms

INDOOR BARS



Two walk up bars conveniently located by the entrances to easily serve both indoor and outdoor guests



KITCHENS

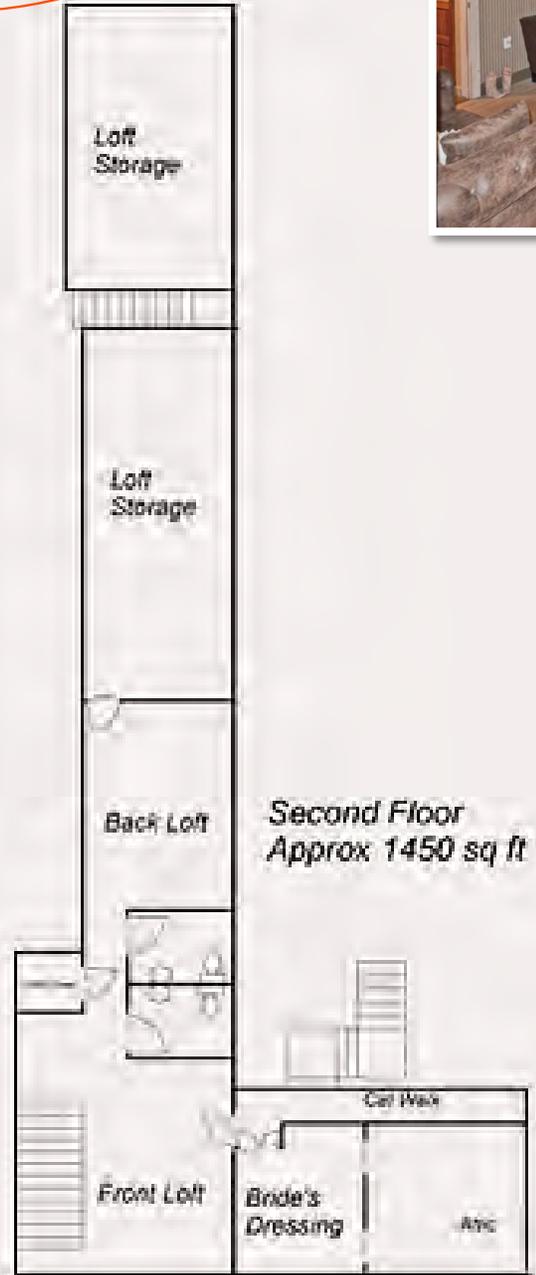
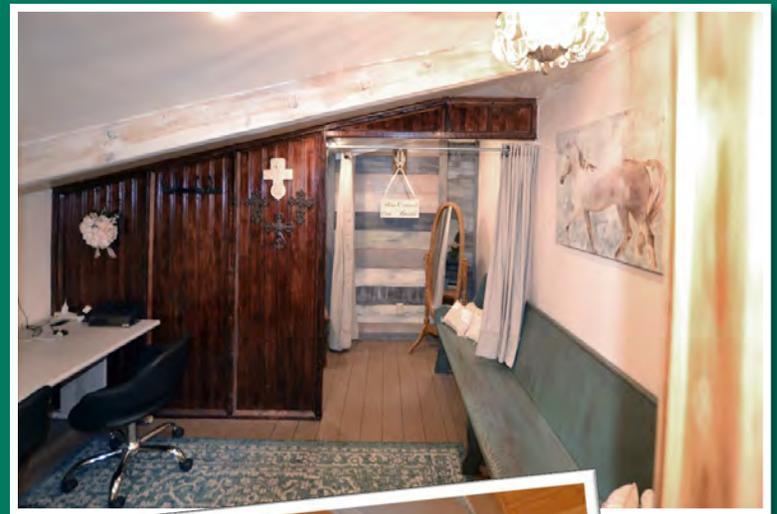


Catering Kitchen

Commercial Kitchen



LOFT AREA



- Loft Area seats 30
- Bridal Dressing Area
- 2 Private Restrooms
- Additional Storage Area

OUTDOOR PATIO



- Outdoor covered seating area (seats 160) with views of the 2 acre picnic grounds
- 10 Doorways lead into Main Event Room
- Connected to an uncovered patio area (seats 120) featuring two dual fire tables
- Adjacent to 120' walkway
- Outdoor Restroom Facilities (3 stalls)

WINE PRODUCTION



- 1,160 SF
- Features two overhead doors
- Adjacent to the tasting room
- 14' Ceilings

BARBERMURPHY

Listing No: 2594

Retail

The Winery at Shale Lake
1499 Washington Ave.
Williamson, IL 62088

SALE INFORMATION:

For Sale: Yes
Sale Price: \$599,000
Sale Price/SF: \$75.63
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Total SF Available: 7,920 SF
Min Divisible SF: 7,920 SF

SQUARE FOOT INFO:

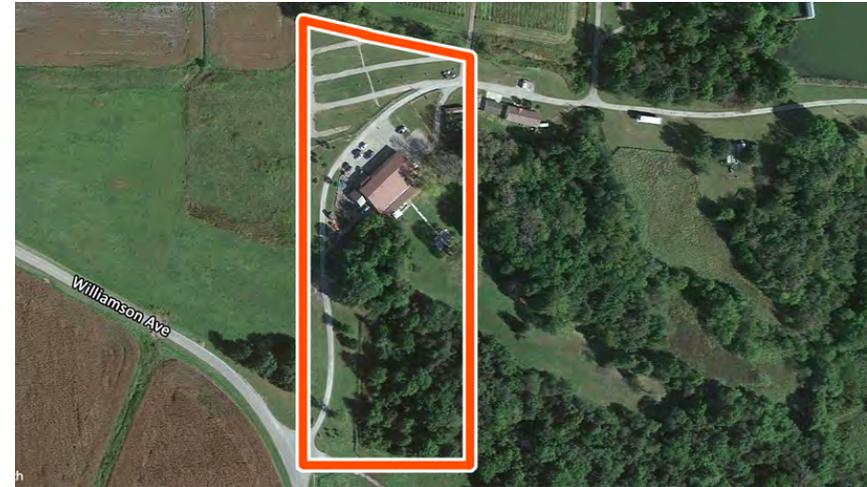
Building Total: 7,920 SF
Total Available: 0 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 0 SF
Retail: 7,920 SF
Min Divisible: 7,920 SF
Max Contiguous: 7,920 SF

LAND MEASUREMENTS:

Acres: 6.50
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 08-1-05-10-00-000-008	TIF: No	Parking: 140
County: Madison	Enterprise Zone: No	Surface Type: Rock
Zoning: Commercial/AG	Survey: No	Traffic Count: N/A
Zoning By: Williamson	Environmental: No	Property Tax: \$4,225.00
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Winery and banquet hall		



Comments

Situated on 6.5 secluded Acres. 7920 sf building with banquet facility and winery. 2 bars, one for banquets, the other for the winery, Banquet/wedding hall seats 120 Inside. Covered patio seats 160, Wine garden (enclosed patio seating for 50. 2 kitchens(1 catering kitchen) and 1 kitchen for food prep/cooking, sangria prep station, groom dressing room, restrooms. Loft contains bride dressing room and seating areas. 2 restrooms. Main level contains wine making area w overhead doors. There is an outdoor wedding venue. Warehouse area has 12' and 14' Overhead doors and 2- 16' slider doors. Septic, 400 Amp electric service, propane, 120,000 BTU A/C. Turn key operation. Current operating hours are March 15- December 15 Friday and Saturday only. Name is NOT included in the sale. Playground equipment is NOT included in the sale. Please see the equipment list for all included FF&E. Please contact John Eichenlaub to arrange your private viewing.

STRUCTURAL DATA:

Year Built: 2008	Clearance Min: 8	Exterior: Metal
Rehab Year: 2020	Clearance Max: 15	Bay Spacing:
Floors: 1.5	Floor Drains:	Sprinklers: no
Class:		

Listing Broker(s)

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