



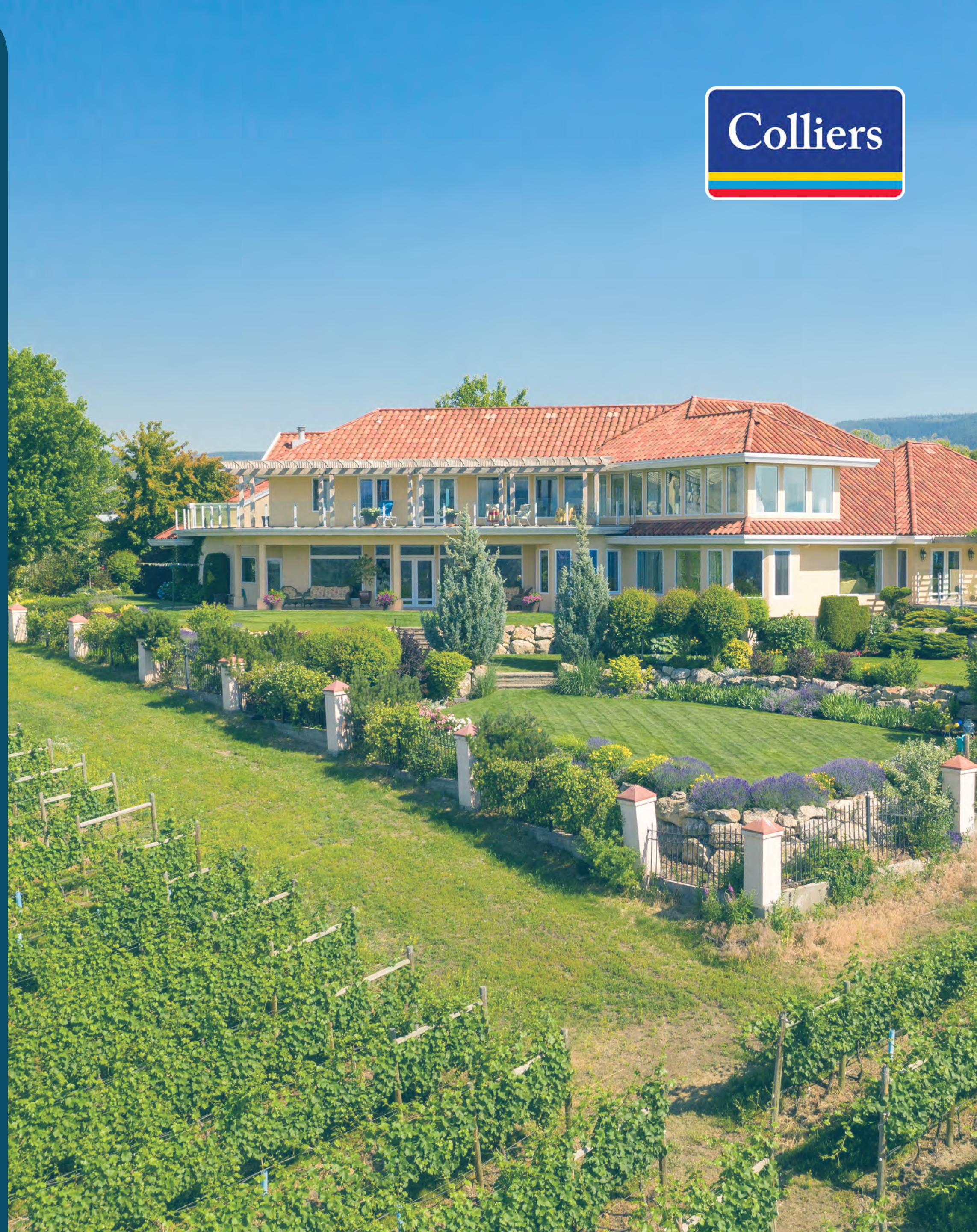
The Vibrant Vine Winery



For Sale

Unique Opportunity in the Heart of BC's Wine Country

3240 Pooley Road, Kelowna, BC



Be a Part of Something Different



Embracing the fusion of art and music, The Vibrant Vine offers a one-of-a-kind tasting experience for visitors. Sourcing grapes from its own 6-acre vineyard, quality and variety is ensured in its creations.

Producing Vintner Quality Alliance (VQA) wines from cool climate varietals, this award-winning winemaker has created an impressive portfolio of exceptional offerings – blended wines, single varietals, and exquisite reserve selections – available both at the winery and in various BC stores.



Winner Best White Wine in
the World Wine Competition
Geneva, Switzerland, 2013



11.3 acres of
vineyard, orchard,
and beautiful grounds



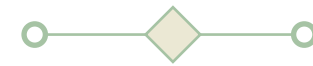
Highly rated
wines and tasting
experience



Three structures on site:
Production building, tasting room,
and 9,000 SF villa & event centre



Highlights



#1 rated winery in BC
and #5 in Canada on Trip
Advisor



Winner: Best White Wine in the World
at the World Wine Competition in
Geneva, Switzerland (2013)



Newly renovated Wine
Shop (\$3M expansion and
upgrade)

- 11.3 acre property located minutes from Downtown Kelowna
- 6 tasting rooms, commercial kitchen, snack bar, private tasting areas and beautifully landscaped grounds
- Distinctive entertainment venues including 3 stages and a unique "speakeasy" lounge
- Includes all equipment, artwork and branding
- 7,500 SF custom-built home offering spectacular views of the Okanagan Valley
- Parking for 80 vehicles
- Strong tasting and entertainment business includes organized tours, concert events, weddings and more



Location



Welcome to Kelowna, a breathtaking gem nestled in the heart of the Okanagan Valley Wine Region. Surrounded by lush vineyards, rolling hills, and the shimmering waters of Okanagan Lake, the area boasts a diverse assortment of vineyards and wineries, each offering a unique blend of flavours reflecting the rich terroir of the region.

Sample award-winning wines from boutique wineries and take in expansive picturesque views that stretch as far as the eye can see. Venture beyond the vineyards and indulge in the vibrant culinary scene where local chefs expertly pair fresh, seasonal ingredients with the perfect vino accompaniments.

As the sun sets over the Okanagan Valley, Kelowna transforms into a lively hub of entertainment, with bustling wine bars, chic lounges, and waterfront restaurants. In addition to the wine culture and tourism, Kelowna is a destination known for beach days and water activities such as kayaking, paddleboarding, and sailing, hiking and biking trails, golfing, skiing, and a variety of festivals.

As the largest urban community in British Columbia's interior, Kelowna is located on the East side of the valley, between Vernon and Penticton. With easy access to Vancouver via the Coquihalla and Okanagan Connector, the city boasts an international airport, and robust economic drivers including agriculture, tourism, retail, manufacturing, forestry, and construction.

In Kelowna an inviting blend of wine, nature, and vibrant experiences define this charming city in the heart of British Columbia.



Excellent Rural Kelowna Location

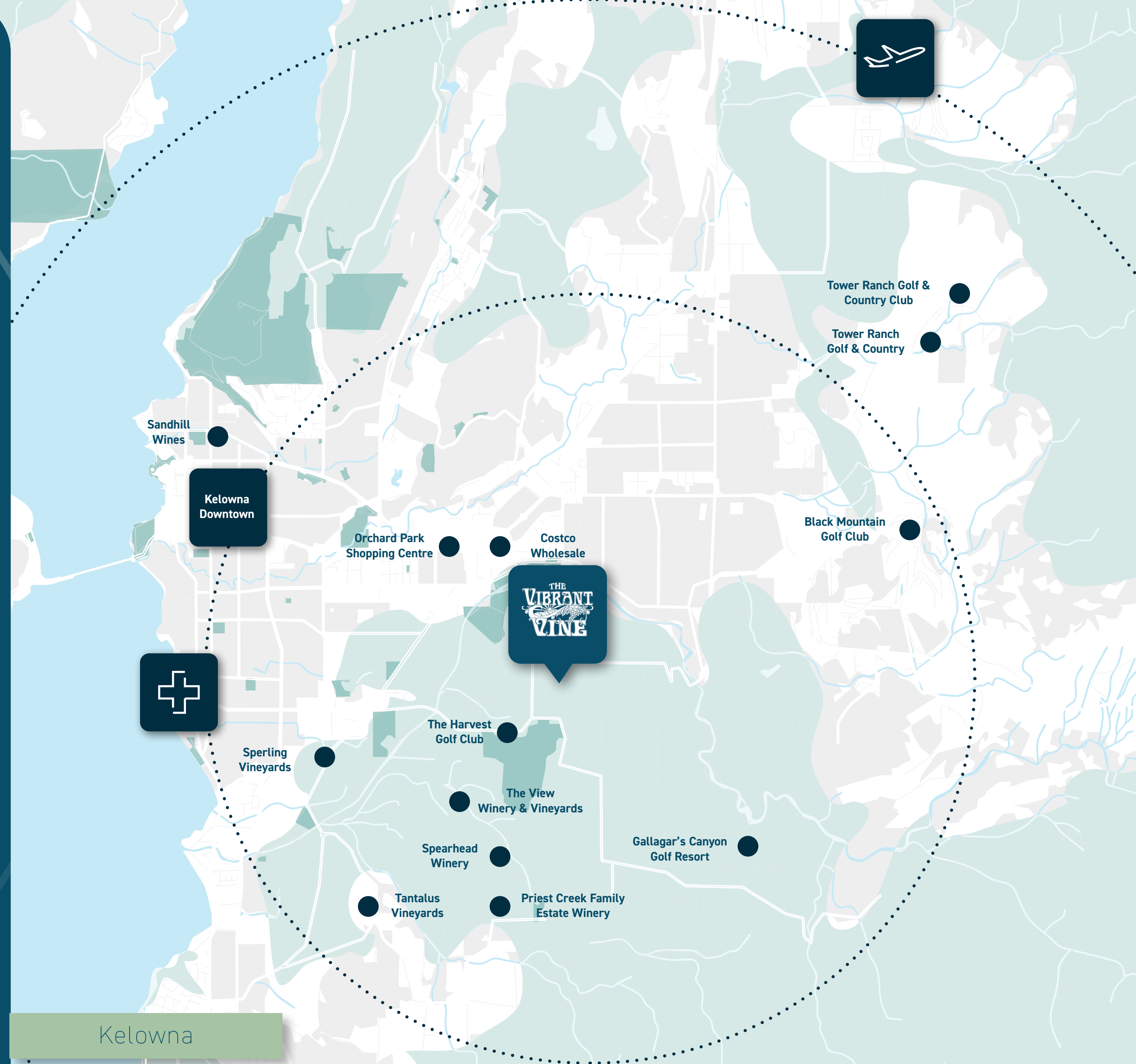


- Downtown Kelowna – 15 min
- Kelowna International Airport – 20 mins
- Kelowna General Hospital – 13 min
- The University of British Columbia – Okanagan – 17 min
- Gallagher's Canyon Golf Resort
- Lake Okanagan
- Big White Ski Resort
- Tantalus Vineyards
- Summerhill Pyramid Winery
- Orchard Greens Golf Club
- The Harvest Golf Club

The Kelowna International Airport (YLW) served 1.72 million passengers in 2022, holding a place as one of the top 10 busiest airports in Canada. YLW has \$355 million in upgrades and expansion planned between 2023 and 2032.



2021 Kelowna census showed a population increase of 13.5% over 2016, making it the fastest growing city in Canada.



Property



Surrounded by small-holding orchards and vineyards, The Vibrant Vine Winery is easily accessible on the north side of Pooley Road in southeast Kelowna.

CIVIC ADDRESS 3240 Pooley Road, Kelowna, BC, V1W 4G7

LEGAL DESCRIPTION Lot 2 Section 15 Township 26 Osoyoos
Division Yale District Plan 3379
PID 004-231-384

BUILDING SIZE 8,887 SF Villa; 11,664 SF Winery Facilities

LAND AREA 11.3 Acres (492,228 SF)

ZONING A1 - Agriculture

LOT DIMENSIONS 323 F x 1,500 F



Winery



The winery building is located on the south side of the property.

- 9,500 SF winery building, including 2,900 SF basement lounge and storage
- 1,600 SF warehouse for wine storage and packaging
- 6 tasting rooms designed for group concierge service
- Private tasting areas
- 2 lounges with stages, including unique basement speakeasy lounge.
- Commercial kitchen and snack bar
- Expansive lawns and garden with outdoor concert venue
- Parking for 80 vehicles plus tour buses



Entertainment



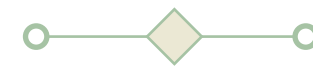
The Vibrant Vine is as much an entertainment destination as it is a great place to experience Okanagan's wine country.

The Vibrant Vine is very popular as a venue for concerts, weddings, family reunions and other milestone events. The facility has meeting rooms in the winery building, plus the residence and its extensive gardens are the ideal location for special events. While the winery can accommodate most special events including meetings and small parties, the villa residence is the perfect venue for larger events such as weddings where the wedding party can also enjoy all the custom residence has to offer. Ample parking is available for guests and the property is easily accessible for all ages.

The Vibrant Vine is also well known for hosting regular concert events with local and touring talent. The three primary venues can accommodate varying numbers of guests and a show at the family-friendly outdoor venue is something that should not be missed. There is nothing quite like sitting on the grass on a warm summer evening listening to world class music, drinking an award-winning glass of wine and experiencing the rich ambience of BC's wine country at its best!

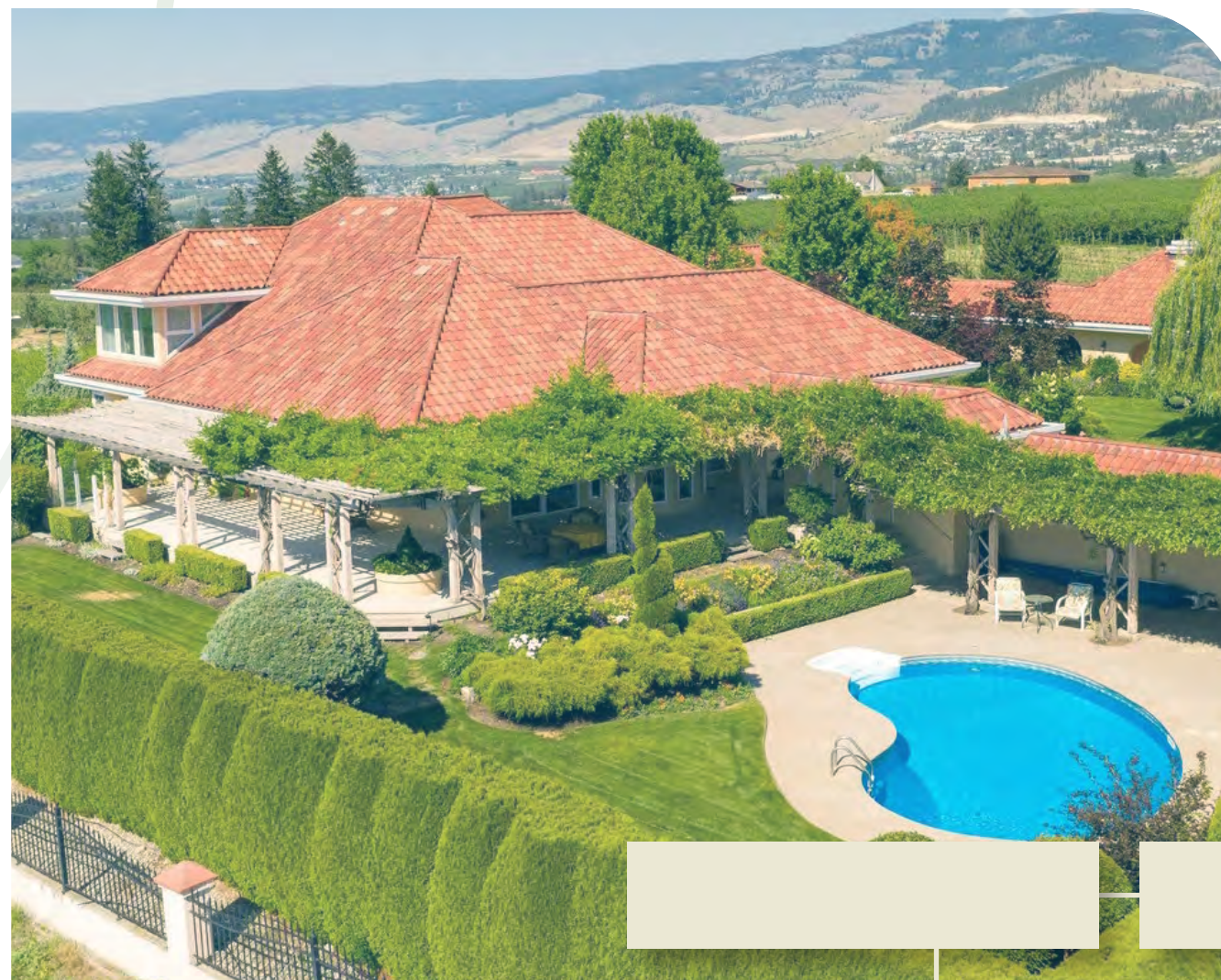


Villa



What sets the The Vibrant Vine apart from other estate wineries in the central Okanagan is its palatial Italian-style villa. This custom-built residence is strategically placed to overlook the vineyards while taking in 180-degree views of the valley below with both the city and Lake Okanagan in the distance. Built in 1994, the residence was extensively renovated in 2004 and is focused around an exquisitely landscaped courtyard that represents one of the finest entertainment venues in the valley.

- ± 9,000 SF of floor space including 5,444 SF on the main floor
- Exclusive second floor 1,925 SF owners suite with dual dressing rooms, private gym and ultra private veranda
- A 2,800 SF full height unfinished basement
- 5 bedrooms and 7 bathrooms in total with 3 bedrooms in the primary residence
- 1,920 SF garage with loads of storage and a comfortable, self-contained 2-bedroom manager or caretaker's suite
- 400-amp electrical service, in-floor radiant heating, well water with domestic hot water boilers (primary and back-up), water softener and full filtration system
- Dramatic, entry hall with 30' high ceiling, Swarovsky chandelier and a grand curving staircase and German beach hardwood flooring
- Chef's kitchen designed for family living or commercial catering with inside seating for 100 guests and outside seating for 200 guests
- Tree-lined driveway designed to preserve privacy opening to an exquisitely landscaped courtyard and separate outdoor pool overlooking the vineyard

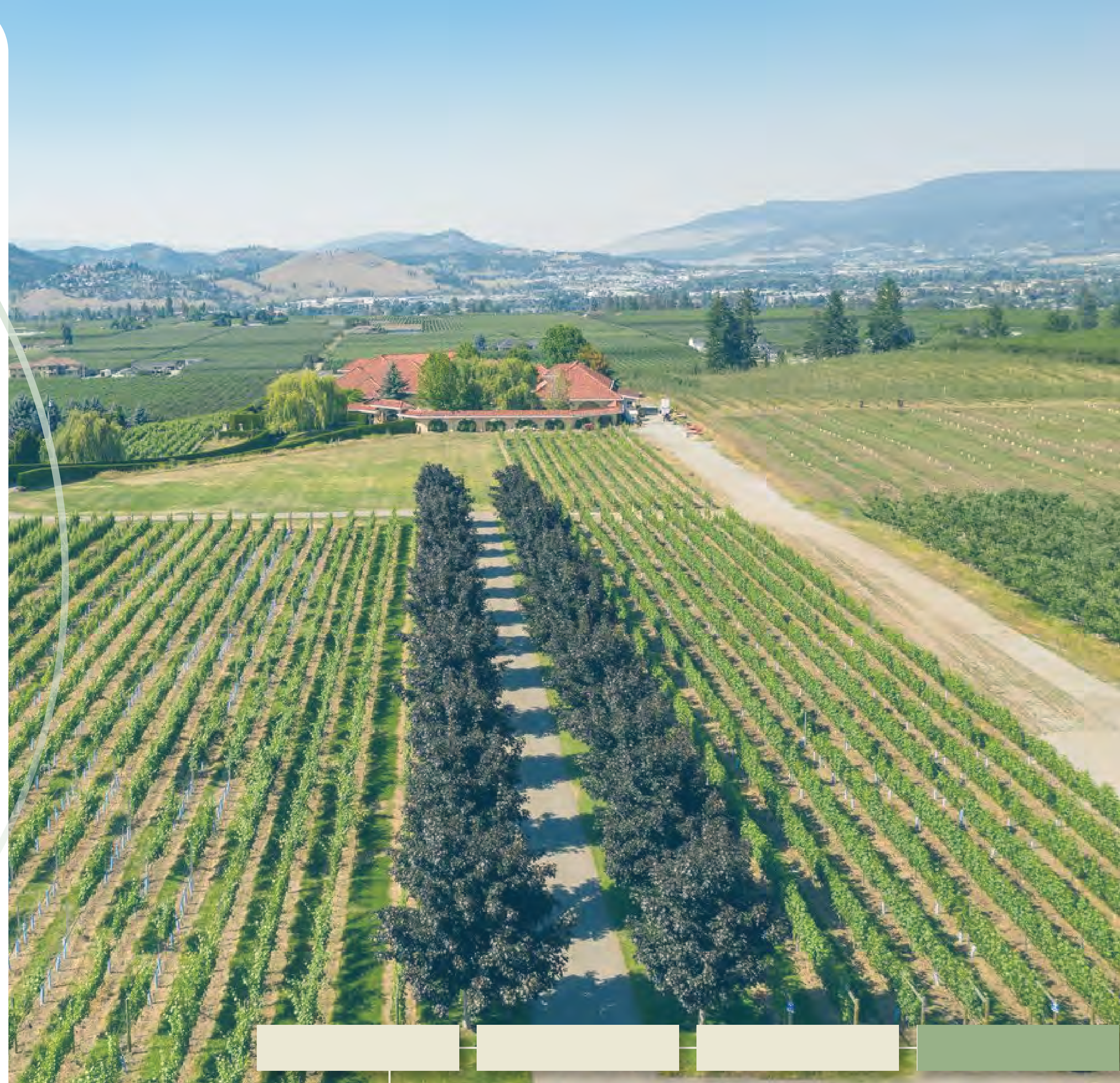


Vineyard



The vineyard occupies almost 6 acres of the 11.3 acre property.

- Class 5 "Rutland" soils, most suitable for fruit trees and vineyards
- Sustained by drip irrigation, with an annual irrigation cost of around \$1,000. This agricultural water supply is independent of City water, guaranteeing both security and cost-effectiveness
- Planted with a mix of Riesling, Chardonnay, Sauvignon Blanc, and Pinot Gris
- Generally flat topography with a gentle slope on the south portion of the property with steeper topography north of the residence



Winery Industry Overview

BC Wine Industry

- Contributing \$3.75 billion annually to BC's economy, the industry has a huge impact on the province.
- 341 licensed grape win wineries in BC (as of March 2023)
- 1,234 vineyards with more than 12,681 acres of planted land (wineries and independent growers)
- 80+ grape varieties produced 14,000 jobs
- 1.2 million tourists generating \$609 million of tourism-related economic impact



The modern era for wines in BC began about 15 years ago, but grapes have been grown and wine produced since 1859 when Father Pandosy planted the first vineyard at the Oblate Mission near Kelowna.



Commercial production began in the 1920s, with expansion and modernization in 1990 following the North American Free Trade Agreement (NAFTA).

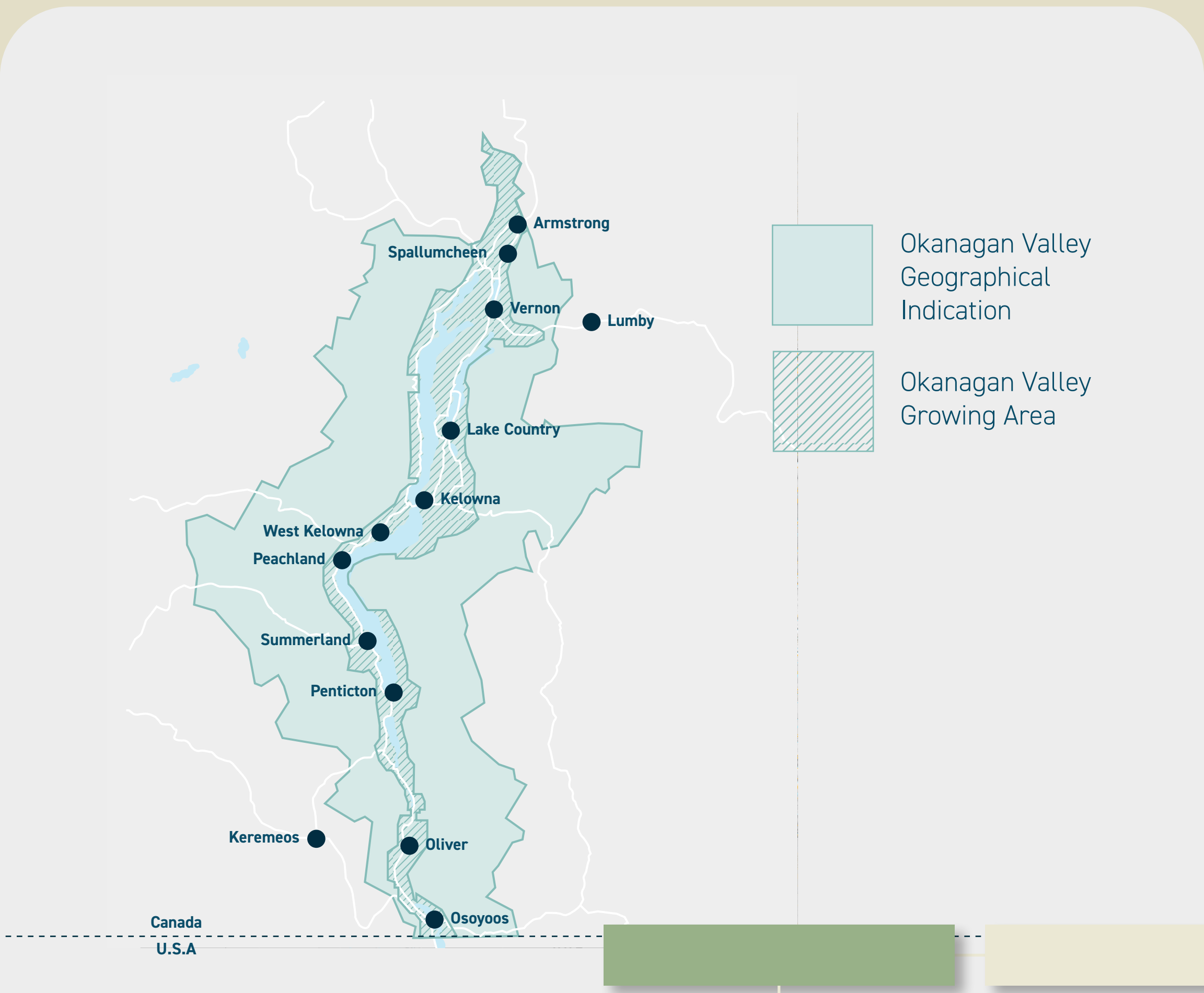


Winery Industry Overview

Okanagan Valley Wine Region

The Okanagan Valley is BC's primary grape growing region, with over 86% of the province's vineyard acreage within its boundaries. Stretching over 250 kilometres and boasting eleven subregions with distinct soil and climate conditions suited to growing a range of varieties from sun-ripened reds to lively fresh and often crisp whites.

With longer days and cooler nights than Napa Valley, highly productive soils, and a ready supply of water, the Okanagan Valley produces a wide range of celebrated varieties at a wide range of wineries - from family-run boutique vineyards to world-class operations. Rich in tradition and character, wines from this region consistently rank among the world's best at international competitions.

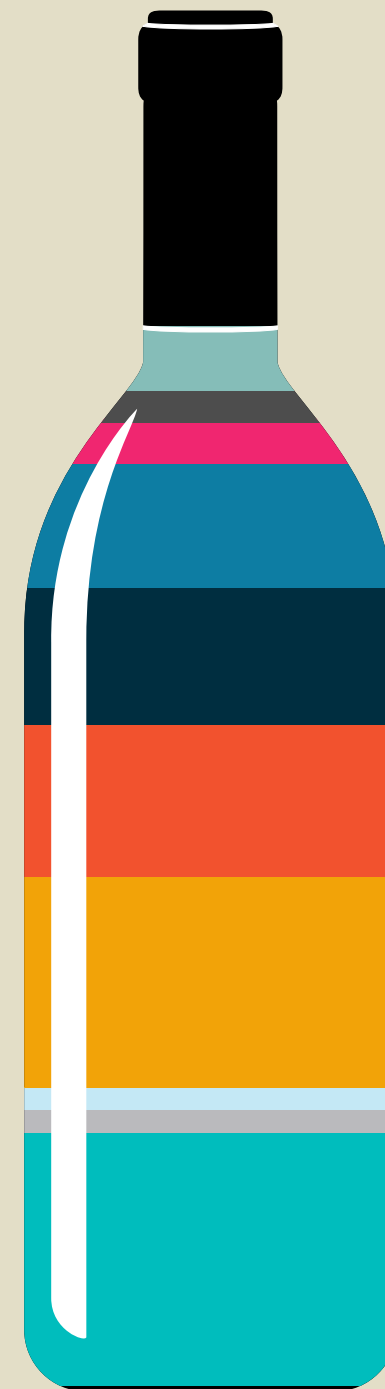


Winery Industry Overview

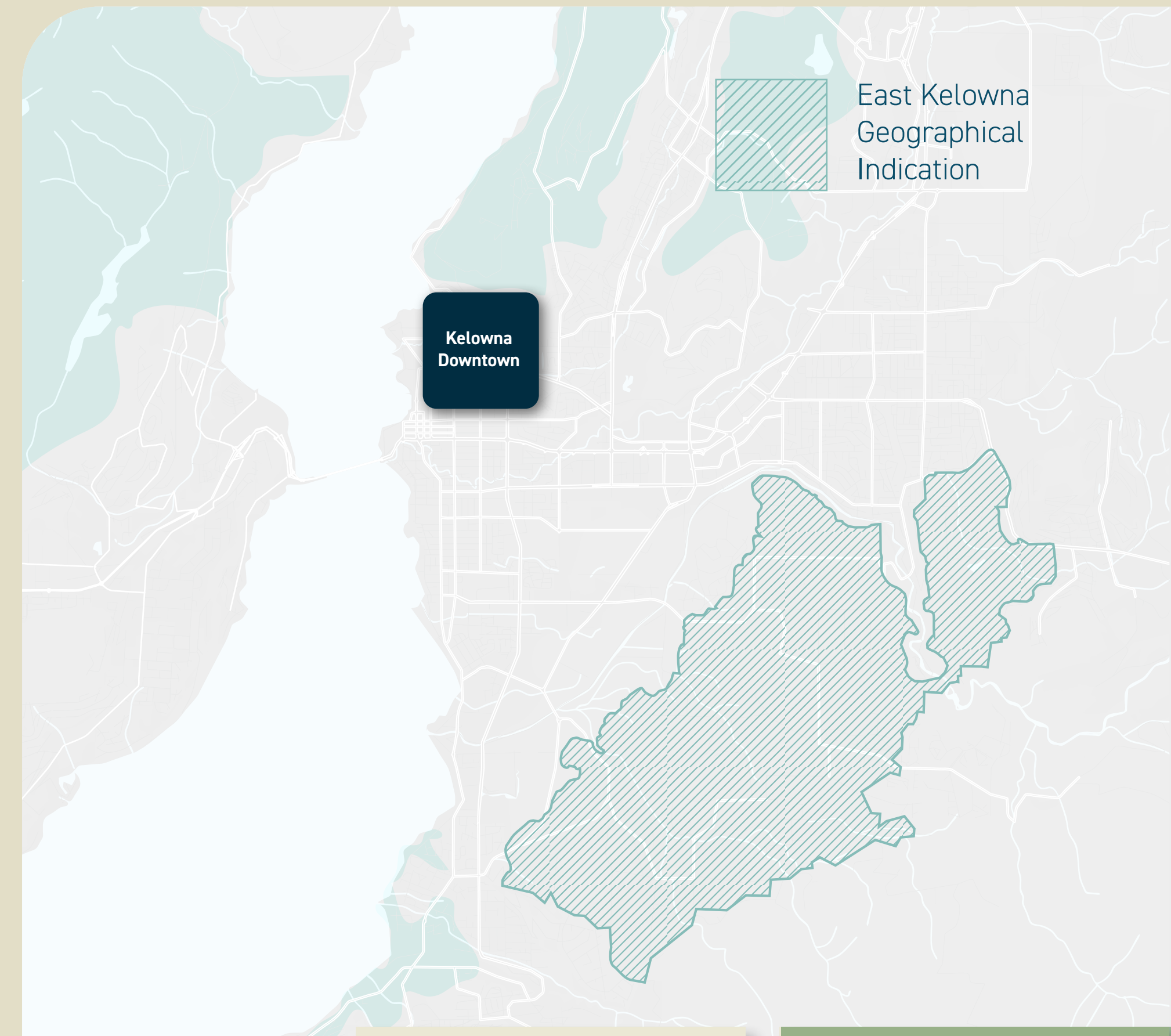
East Kelowna Bench

The Vibrant Vine Winery is located within the East Kelowna Bench subregion, an area of 6,178 acres with around 203 acres of vineyard. Defined by the Mission Creek escarpment and the floodplain between Mission Creek and Bellevue Creek in south-east Kelowna, the climate is relatively cool with good air drainage that makes for a long growing season.

With an estimated 1,340 growing days, the soil composition is largely coarse gravel and sand glaciofluvial (glacial meltwater) and fluvial (stream-deposited non-glacial).



6.0 %	Other
3.3 %	Sovereign Opal
3.8 %	Ehrenfelser
11.3 %	Pinot Gris
13.2 %	Chardonnay
14.6 %	Riesling
19.8 %	Gewurztraminer
2.0 %	Pinot Meunier
2.3 %	Pinotage
23.7 %	Pinot Noir



The Vibrant Vine Winery

Colliers

Mark Lester

Personal Real Estate Corporation
Senior Vice President
Unique Properties
604 692 1409
Mark.Lester@colliers.com

Mike Muncner

Associate
236 457 4447
Mike.Muncner@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024 Colliers Macaulay Nicolls Inc.