

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

FOR SALE

Fully Operational Winery/Brewery

195 PALMER AVENUE | COTTAGE GROVE, OREGON 97424

CONTACT

Alan Evans

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Stephanie Seubert

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541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

Property Overview

195 PALMER AVE | COTTAGE GROVE OR 97424

Location Description

Cottage Grove is located on Interstate 5 (I-5), Oregon's main north-south highway, making it accessible from Eugene (20 miles north), Portland (125 miles north), Seattle (290 miles north), and San Francisco (530 miles south). This proximity supports convenient travel, commerce, local businesses, and tourism. The city's charming downtown, filled with murals and historic buildings, attracts visitors year-round.

The subject property is located on the east side of Interstate 5, easily accessible via Row River Road to Palmer Avenue.

Building Description

The building consists of approximately 23,554 square feet located on 1.42 acres of M (industrial) zoned land. It is connected to the public water/sewer system in Cottage Grove and is fully sprinkled. The ceiling height at its peak is 20' and a new membrane roof was installed in 2024. The property has been well maintained and is currently set up as a fully operational winery/brewery including equipment. The building is in excellent condition and has onsite parking for approximately 33 cars.

The office area is approximately 5,914 square feet over two levels and contains a combination of offices and meeting spaces as well as a lab area, restrooms and access to the warehouse. The offices are heated and cooled by 4 electric, forced air heat pumps that are in good condition and have been well maintained.

The warehouse area consists of approximately 17,640 square feet with three 12' x 14' overhead doors to the exterior and one smaller interior roll up door. The warehouse area is heated by 4 suspended gas heaters. There are floor drains which are connected to city sewer and upgraded lighting throughout the space.

***\$1,700,000 operational winery/brewery
with equipment***

\$1,500,000 land & building only



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Well-Maintained Industrial Building

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23,554 SQ FT

OFFICE

- Approximately 5,914 square feet over two levels
- Ground floor includes five offices, reception area, two ADA restrooms, lunchroom and access to the warehouse
- The second floor includes three offices, one restroom, open work areas, conference room with accordion wall and a storage/archive area.

WAREHOUSE

- Approximately 17,640 feet of warehouse/production space
- Three 12' x 14' roll-up doors, floor drains and three separate enclosed areas
- Access to lunchroom area and two multi-stall restrooms



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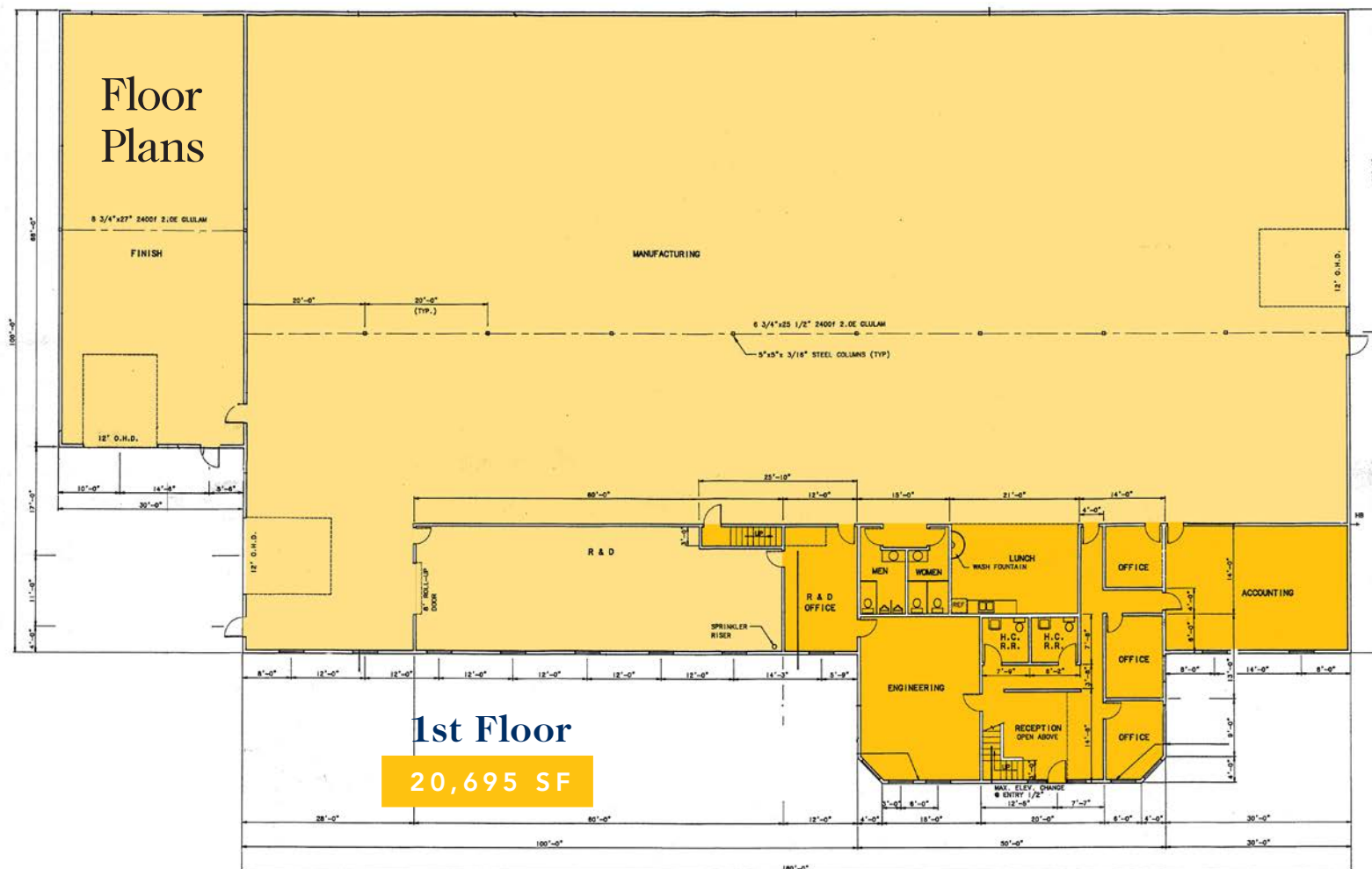
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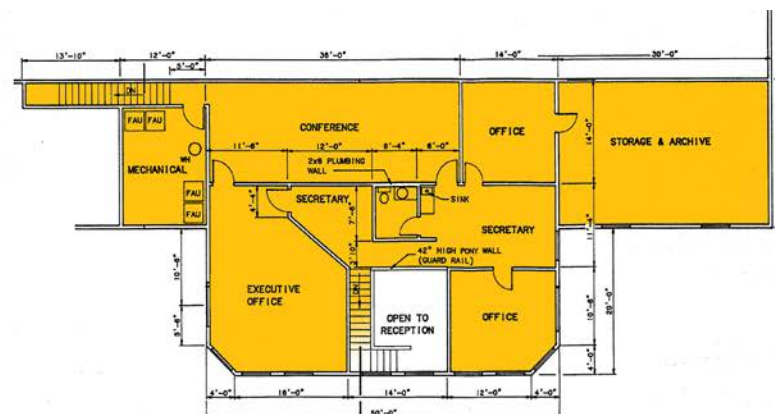
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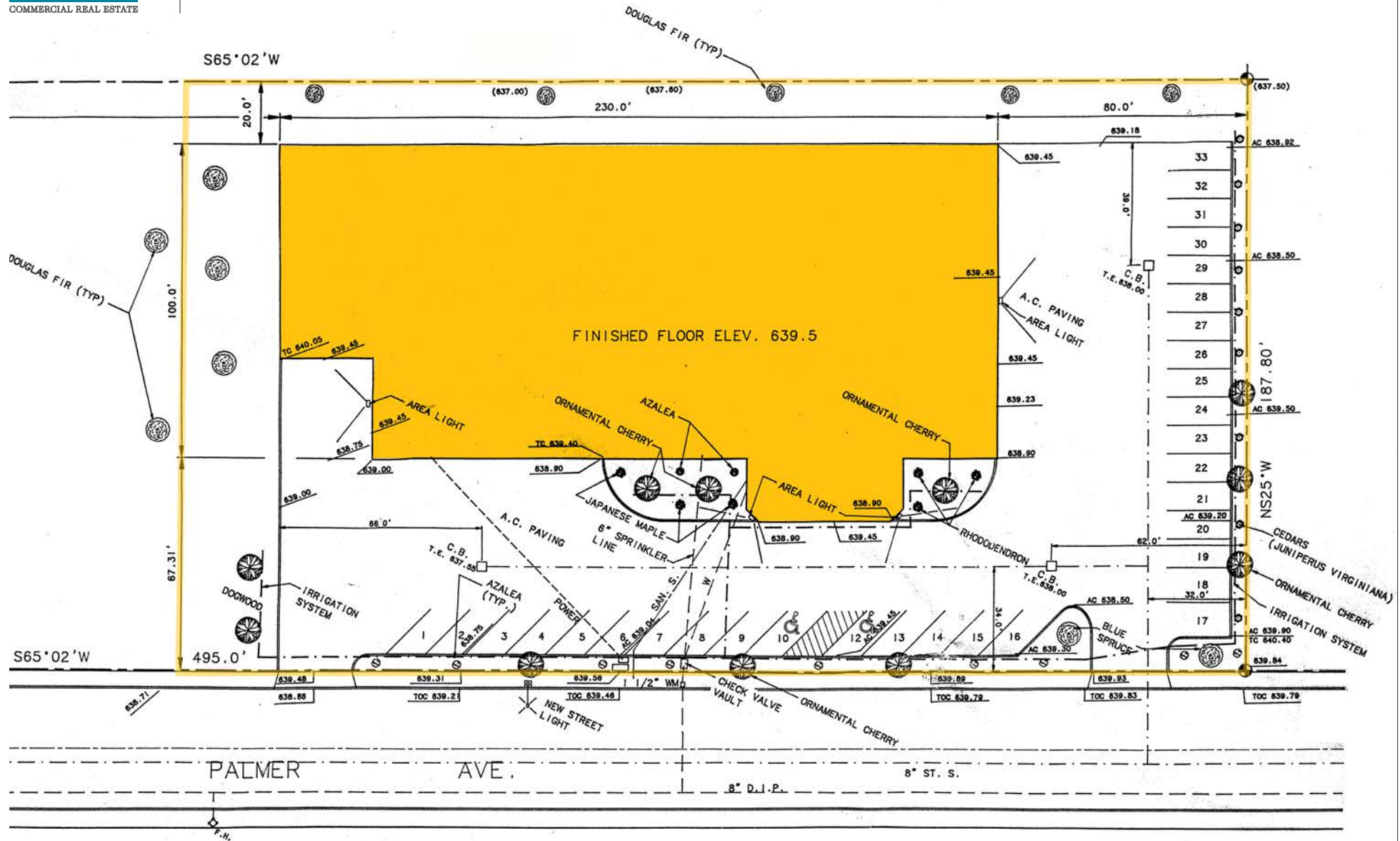


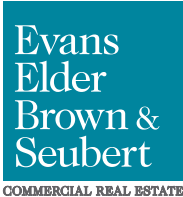
2nd Floor

2,859 SF



Survey





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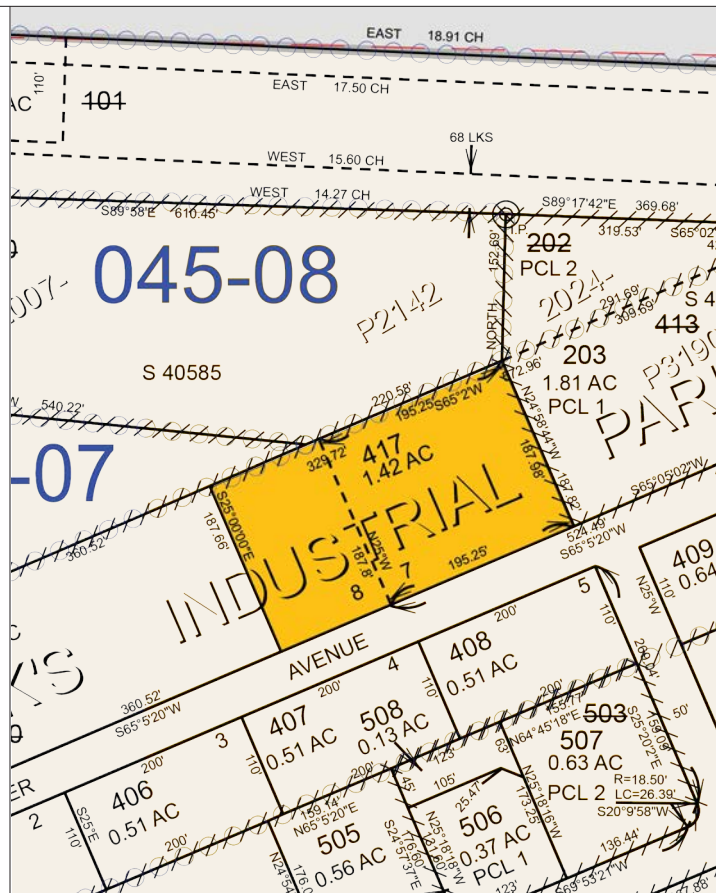
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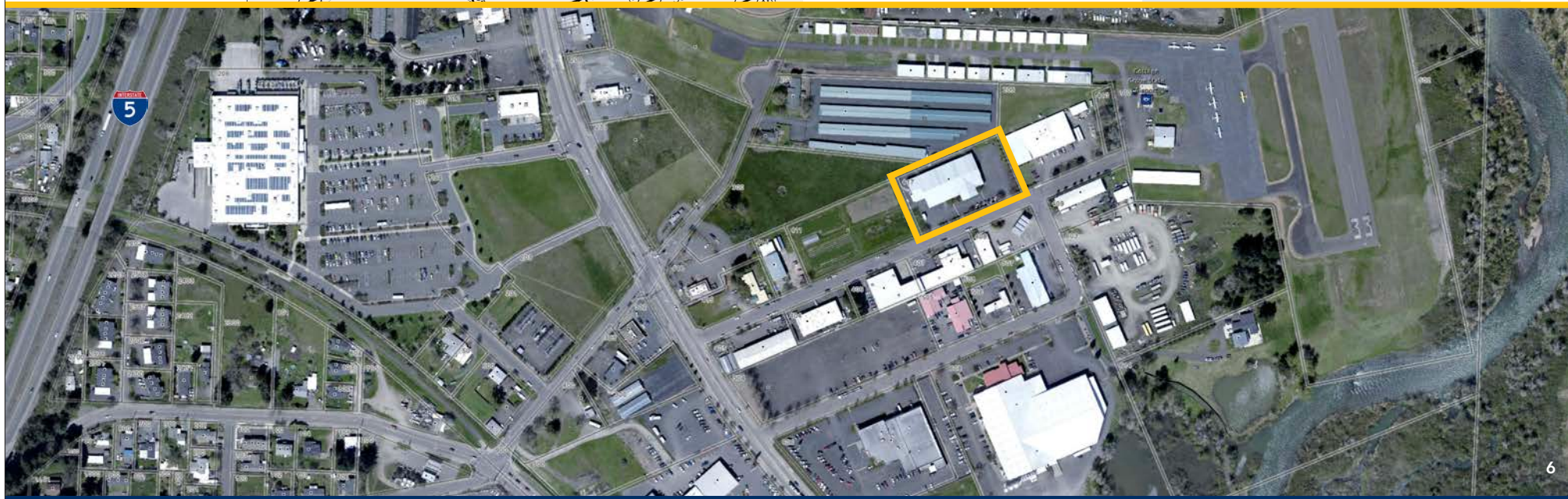
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Lane County Assessor's Information

195 PALMER AVE | COTTAGE GROVE OR 97424

	195 PALMER AVE
Site	1.42 Acres
Zoned	M Industrial
Tax Map & Lot No.	20-03-27-40-00417
2024-2025 Property Taxes	\$15,796.84



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Warehouse/Lab Areas



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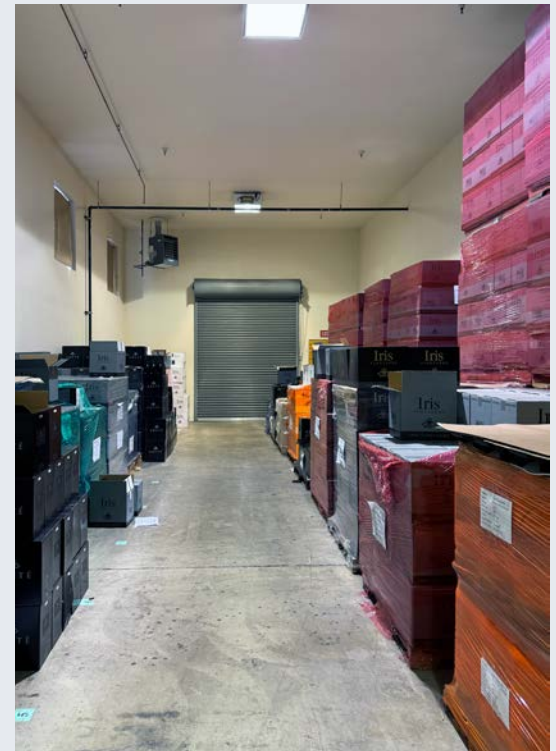
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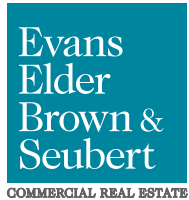
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Main Entry/Warehouse





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Office



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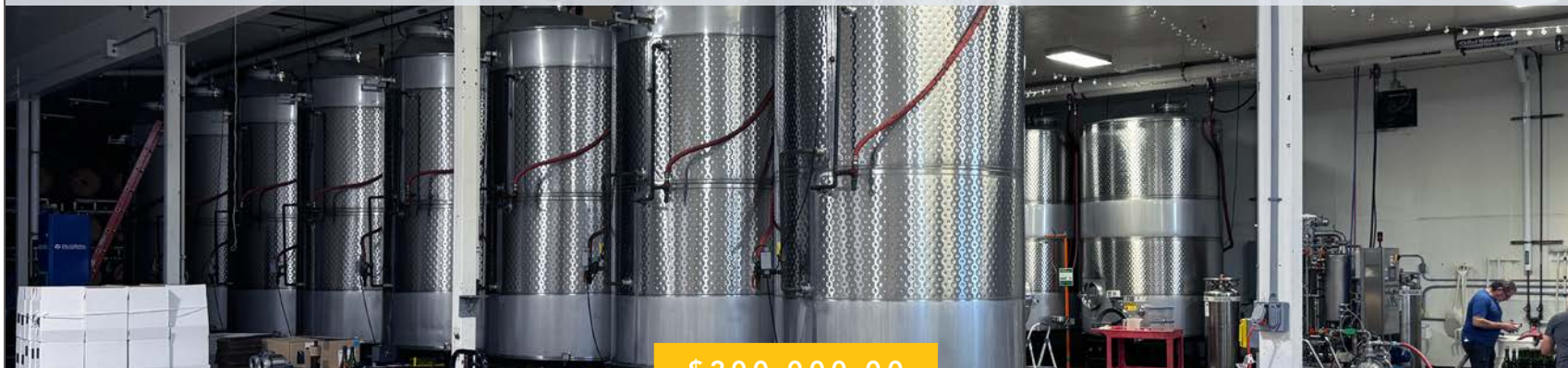
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Winery/Brewery Equipment



\$200,000.00

- RED FERMENTERS
- (6) HARVEST BINS
- FORKLIFT
- 12 FERMENTING BINS
- PORTABLE HEATING UNIT
- STAINLESS STEEL FILTER
- DESTEMMER
- (4) 2,115 GAL FERMENTERS
- (3) 2,143 GAL FERMENTERS
- 1,200 GAL FERMENTER
- PULSAIR PAC-1014
- YAMADA NDP40 AIR PUMP
- WAUKESHA 130 PUMP 7.5 HP
- RACKING WAND
- HIGH PRESSURE WASHER
- GRAPE SCALE
- 30 HP AIR COMPRESSOR
- SS TOTE W/REMOVABLE SCREEN
- SHUTE FOR DESTEMMER
- HEATING & COOLING PLATE
- ELEVATOR HOPPER & JUICE PAN
- MICROSCOPE
- (2) STEEL FERMENTATION TANKS (4930 GALLON FERMENTER)
- GUTH TANK AGILATOR RA-45 220V
- 1SR SUMP PAN/TOTE
- 2 1/2" X 6 TANK CLEANING HOSE
- PRESSURE WASHER KARCHER G3000OH 2.5GPM HONDA
- 6-SPOUT GRAVITY BOTTLE FILLER
- SEMI-AUTOMATIC CROWN CAPPER
- 400 GAL 165 PSI VERTICAL AIR RECEIVER
- BR 24 STAINLESS TWO BARREL RACKS
- PUNCHEON RACK 500L - STAINLESS
- SPARKLING WINE WIRE CAGER
- SPARKING WINE CHAMPAGNE CORKER
- MUELLER STAINLESS STEEL DRUMS
- BARIDA SEMI-AUTOMATIC BENCH CAPSULER
- PORTABLE DENSITY METER
- YAMAHA NDP50 AIR PUMP
- NILFISK BLUE LINE POSEISON MC PRESSURE WASHER
- AAQUABLASTER LT BARREL CLEANING TOOL
- GYROPALLET WITH RIDDLING BINS AND DOORS
- ARMBRUSTER INTEGRATED QW10 CRUSHING ROLLERS
- AUCHAN AS-C12S SEMI-AUTO LABELING MACHINE
- 13.5 HP 230 VOLT 3 COMPRESSORS
- RIDDLING BINS
- STRETCH WRAP MACHINE
- MUSHROOM CORKER/CAGER
- CHAMPAGNE CORKER
- TOYOTA 8FGU25 FORKLIFT

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Cottage Grove

0.6 Miles to I-5 Access | ~21 Miles to Eugene | ~52 Miles to Roseburg





Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon.

This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An “agency” relationship is a voluntary legal relationship in which a real estate licensee (the “agent”) agrees to act on behalf of a buyer or a seller (the “client”) in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller’s Agent — Represents the seller only;

Buyer’s Agent — Represents the buyer only;

Disclosed Limited Agent — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer’s agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller’s property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client’s interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent’s expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller’s agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer’s agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer’s agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller’s agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer’s agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent’s expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written “Disclosed Limited Agency” agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party’s interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent’s expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller’s Agent, Buyer’s Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.