



THE MATOS MASTERPIECE

Matos Winery & Distillery, established in 2007, embodies the essence of a family-owned and operated enterprise. Rooted in values of hard work, integrity, and an unwavering commitment to quality, this turn-key opportunity offers more than a business—it presents the legacy of a dedicated family whose dream culminated in a grand opening in 2011. Built on these core principles, the Winery & Distillery has soared to remarkable success, crafting exceptional wines that showcase the immense potential of wine production in PEI

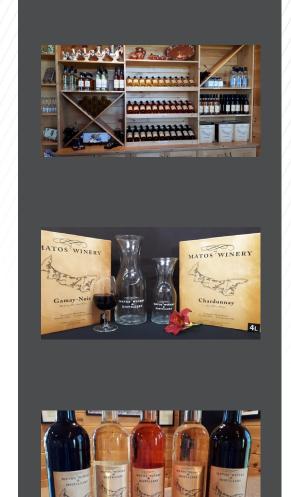
List Price: \$1,800,000

BUSINESS HIGHLIGHTS

- Highly regarded Winery & Distillery located in St.
 Catherine's, Prince Edward Island, Canada
- Total sale consists of the business, equipment, and land
- Excellent investment opportunity to acquire a wellestablished and recognized business.
- Well-maintained property with amazing views, and manicured lawn and gardens.
- Recipient of over 10 national and international awards.
- Produce 10 unique wines, spirits, and liqueurs under the Matos brand.
- 12 acres of land currently planted. Opportunity to significantly increase planted acreage.
- Grape varieties include:

White - Chardonnay, L'Acadie, Seyval Blanc. Red - Gamay-Noir, Marquette, Petite Pearl, Merlot

 Endless potential for a variety of business concepts on this site.





PROPERTY HIGHLIGHTS

4,992 SF

BUILDING SIZE 2011

YEAR CONSTRUCTED

UN-ZONED

ZONING

12.0 AC

PLANTED VINES

\$200,800

ASSESSMENT VALUE

1001817

PID#

53.7 AC

SITE AREA 39.0 AC

AGRICULTURAL LAND

DETAILS

ELECTRICAL:

600 amp main panel

PLUMBING:

PVC. copper

HEATING:

Hot water boiler

AIR CONDITIONING:

Ductless heat pump

FLOOR:

Poured Concrete

STRUCTURE:

Wood frame

ROOF:

Asphalt



LOCATION



20 KM To Downtown Charlottetown

DEMOGRAPHICS | CHARLOTTETOWN

38,809

POPULATION

41

MEDIAN AGE

\$89,00

MEDIAN HOUSEHOLD INCOME

17,180

HOUSING UNITS

1,852,826

LITRES OF WINE SOLD 2023 (P.E.I.)

2.8

AVG. HOUSEHOLD SIZE

