

*Turn Key
Investment
Opportunity*



ESTABLISHED
BUSINESS
FOR SALE

MATOS WINERY & DISTILLERY

3156 WEST RIVER ROAD
ST. CATHERINE'S, P.E.I., CANADA
"CANADA'S FOOD ISLAND"



CUSHMAN &
WAKEFIELD
Atlantic



HOMELIFE
COMMERCIAL REAL ESTATE



**Exceptional
Property**

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 well-established 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

\$89,00

MEDIAN HOUSEHOLD
INCOME

1,852,826

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

41

MEDIAN AGE

17,180

HOUSING UNITS

2.8

AVG. HOUSEHOLD SIZE



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