

FOR SALE-FARM PROPERTY & / OR BUSINESS
FARM / AGRI-TAINMENT

FIRSTCOMMERCIAL
REAL ESTATE ADVISORS, LLC

Bella Organic Farm, Winery & Cidery Sauvie Island - Portland Oregon

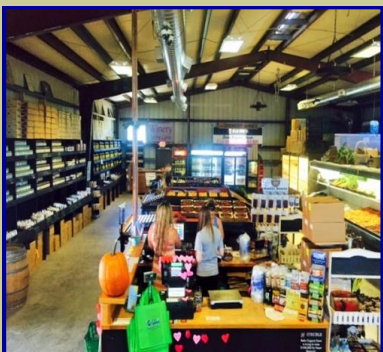
ORGANIC FARM



Winery /Cidery



Farm Store Market



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16205 NW Gillihan - Portland Oregon



- Total of 97.2 Acres of prime organic farm land.
- 14 acres on the Willamette River, build your dream waterfront home.
- 5000 SF Organic Grocery Store and Farm Stand / Solar Powered!
- 3 Outbuildings: 30x90 40x60 36x36
- Large paved gathering area, huge overflow parking and road systems
- Over \$2,000,000 invested in equipment & infrastructure
- Licensed Winery and Cidery
- 8 acres of blueberries / 800x30 ft greenhouse tunnels
- Increases in sales yearly !
- **Land / Homesite w/o farm business - \$3,000,000**
(note- Bella pays \$100,000 per year NNN rent to owner)
Bella Farm business only \$2,700,000 (call for details)

Every day is a great day at Bella Organic



5000 SF Organic Store

Inside Bella Organic Farm Stand



Bella's own Wine & Ciders



Event Center - parking for 800 cars

Corn Mazes in the fall



Bella “Agri-tainment”



OCTOBER FESTIVALS



Pumpkin Patch fun / Rides

U-Pick Berries

Farm Gatherings / Dinners



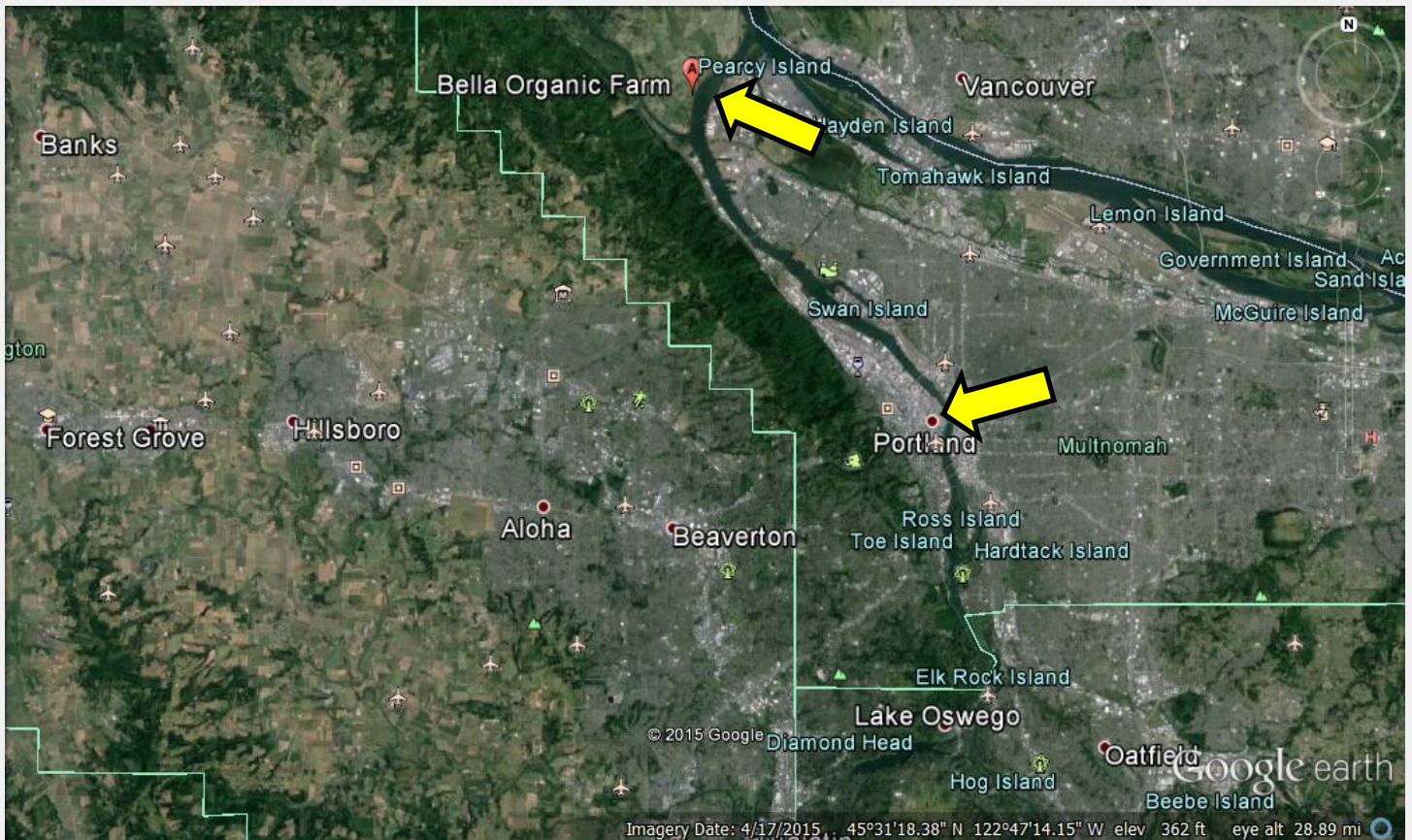
Corn Mazes in the fall... normally two mazes, a haunted maze for Halloween and a “themed” maze for the fall harvest. These mazes bring thousands of new customers to the farm yearly ! Teens, families, young and old enjoy this tradition .



Bella Organic Farm on Sauvies Island



PORTLAND METRO AREA-BELLA ORGANIC IS JUST 15 MINUTES DRIVE FROM DOWNTOWN PORTLAND !



Why This Asset is a desirable purchase

- Business models are proven with long term yearly growth. Excellent sales, very profitable.
- Recession proof - open during Covid
- Over 2 million invested in equipment and infrastructure, the big investments are finished.
- Key relationships are in place for organic wine / cider / entertainment
- Diversity of income from various sources, wholesale / retail / Argi-tainment
- Close proximity to Portlands 2 million residents— 15 min. to downtown Portland from Bella.
- Over 20,000 facebook followers and 3000 customers getting the newsletter
- The permits are in place to position this property and discourage any new competitors on Sauvies island . The sellers commitment and diligence over many years to get these permits in place along with hundreds of thousands of dollars invested in this process has put Bella Farm in a position to grow theses businesses now and in the future.

Key Features of the Bella Farms :

- Organic foods are growing in awareness, sales and demand. Bella sells wholesale & Retail
- 5000 SF Organic Grocery / Farm Store sells its own & other organic products
- U-pick Blueberries / strawberries / blackberries / marion
- Pumpkin patch / Corn Mazes in the fall are a huge business attracting thousands of visitors
- Organic Winery & Cidery These items are new and growing rapidly
- Marketing relationships with Voo Doo Donuts / Disney / Hopworks organic brewery
- Bella brands - Bellas own product line of organic foods, wines, ciders etc.
- Agri-tainment includes Harvest Music Festivals, small gatherings and birthday parties.

Key Features of Sauvie Island:

- Proximity to NW Portland and all the amenities of the city.
- Great Beaches
- Wildlife viewing
- Farming Community
- Tremendous outdoor activities in your backyard that include fishing, hunting, biking, kayaking, waterskiing, bird watching and so much more.

Sauvie Island From Wikipedia:

Sauvie Island, in the U.S. state of Oregon, originally Wapato Island or Wappatoo Island, is the largest island along the Columbia River, at 26,000 acres (105 km²), and the largest river island in the United States. It lies approximately ten miles northwest of downtown Portland, between the Columbia River to the east, the Multnomah Channel to the west, and the Willamette River to the south.

Sturgeon Lake, in the north central part of the island, is the most prominent water feature. The land area is 84.82 km² (32.75 sq mi, or 20,959 acres), which is larger than Manhattan. Most of the island is in Multnomah County, but the northern third is in Columbia County. The Sauvie Island Bridge provides access across the Multnomah Channel from U.S. Route 30 and was completed in June, 2009, replacing the first bridge to connect the island to the mainland which was opened on 30 December 1950.

The island is predominantly farmland and wildlife refuge and is a popular place for picking pumpkins, hunting geese and kayaking. There were 1,078 year-round residents at the 2000 census. There is an industrial zone and small grocery store in the southeast corner, near the bridge. Bicyclists flock to the island because its flat topography and lengthy low-volume roads make it ideal for cycling. Its nearest incorporated neighbors are the Portland-Vancouver metropolitan area to its south and southeast; St. Helens across the Multnomah Channel from the extreme northern tip of the island; and Scappoose, across the Multnomah Channel to the west.

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