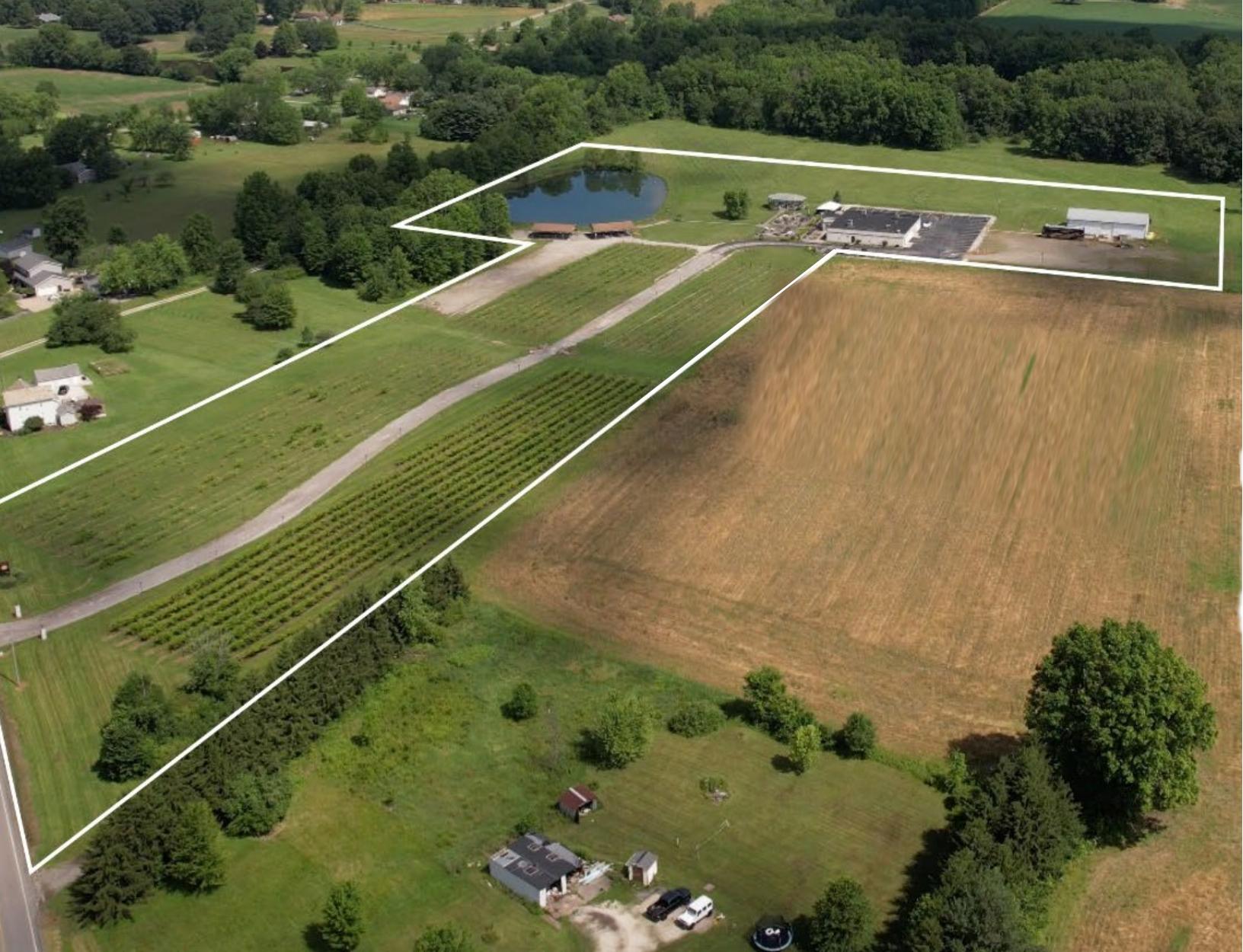


EXCLUSIVE OFFERING FOR SALE

Mastropietro Winery

14558 Ellsworth Road, Berlin Center, OH 44401



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*From Celebrated Brand to New Horizons
-A Distinctive Investment Opportunity*



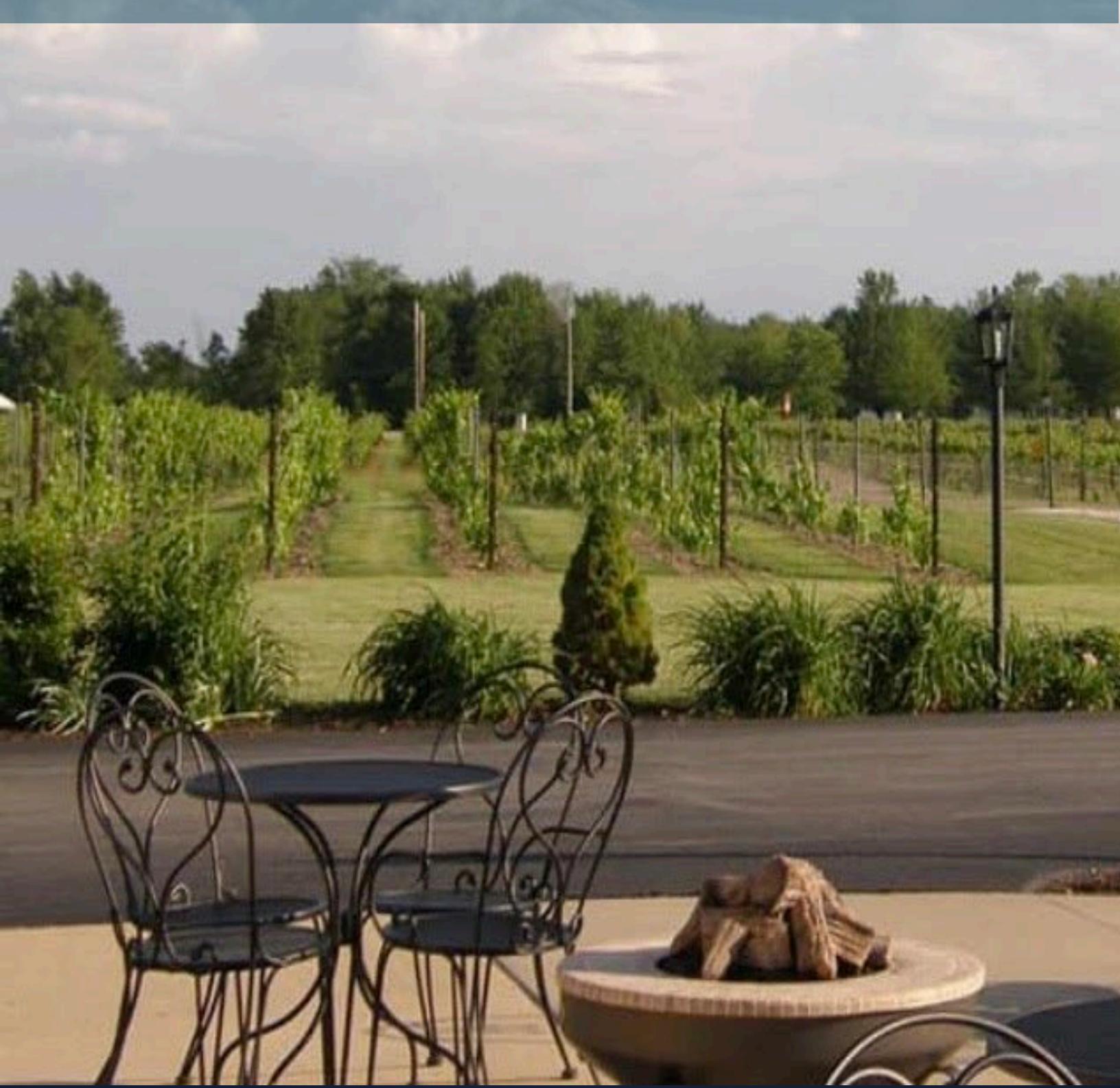
EXECUTIVE SUMMARY

A rare 14-acre un-zoned estate in the heart of Northeast Ohio's wine country, fully equipped and nationally marketed for its next chapter.

Mastropietro Winery combines the appeal of an established destination with the freedom to reimagine. With a Tuscan-inspired hospitality center, production and bottling facility, mature vineyards, and expansive event grounds, the property offers investors the flexibility to operate, expand, or redevelop.

Established in 2005 and recognized for its award-winning wines and loyal following, this is a distinctive opportunity in one of Ohio's most scenic and accessible regions.

Where Legacy Meets Growth
-A Platform for Expansion and Innovation



PROPERTY OVERVIEW

OFFERING SUMMARY

Lot Size:	13.963 Acres
Zoning	UNZONED
Tasting Room Building:	6,400 SF
Year Built:	2005
Wine-Making Metal Bldg:	3,200 SF
(1) Octagon Gazebo:	24'x40'
(2) Pavilions	1200 SF ea.
Concrete Pad:	3,200 SF
Electric:	3-Phase
Water:	Well
Sewer:	Septic
Natural Gas:	Utility
Pond:	1 Acre

Spanning 14 acres with a flat, open layout, Mastropietro Winery is designed for both hospitality and large-scale events.

Facilities include a fully equipped wine production plant, Tuscan-style tasting room with indoor sports bar, kitchen, and private event space.

The 3-acre estate vineyard produces Chambourcin, Frontenac, and Vidal Blanc grapes—crafted into award-winning wines alongside other imported varietals.

Event capacity exceeds 2,000 guests, supported by expansive lawns, generous parking, covered pavilions, a concrete patio overlooking the 1-acre pond, and a 3,200-sf pad suitable for additional structures.

The un-zoned status allows for continued winery use, expanded hospitality programs, agritourism ventures, or broader redevelopment.



EXPANSION OPPORTUNITY

MORE ACREAGE AVAILABLE

– NOT INCLUDED IN AUCTION –





*Built For
Events.
Poised
For More.*

TURNKEY FACILITIES THAT DELIVER

Mastropietro Winery is offered as a **fully operational asset package**, including all furniture, fixtures, equipment, and transferable liquor licenses—positioning a new owner to step in with minimal lead time.

The production facility is equipped for both small-batch and high-volume output, supported by robust utilities, ample cold storage, and efficient workflow design.

Event operations are enhanced by on-site prep kitchens, expansive service areas, and multiple staging points across the property.

With un-zoned flexibility, substantial electrical capacity, and a site layout that supports large gatherings, the estate is ready to serve its next chapter—whether as a continuation of its winery legacy or a pivot to new hospitality or entertainment concepts.

Full inventory list is available to qualified bidders.

FRONT OF HOUSE	TABLES, CHAIRS, BAR STOOLS BARWARE TV's ATM POOL TABLE + DARTS POS BAR COOLERS BANQUET TABLES + CHAIRS
BACK OF HOUSE	COOLERS / FREEZERS HT DISHWASHER / ALL EQUIP PREP STATIONS
OUTDOORS	ALL STRUCTURES PATIO TABLES AND CHAIRS - POLY PATIO TABLES AND CHAIRS - WROUGHT IRON PICNIC TABLES
WINE EQUIPMENT	BOTTLING LINE PRESSURE WASHER (22) TANKS (1,000 L up to 6,000 L) AIR BLAST SPRAYER 3-TON CHILLER HYDRAULIC PRESS CRUSHER/DESTEMMER TANK MIXER ALL TESTING EQUIP
LICENSES	MUSIC: BMI, ASCAP, SESAC OH LIQUOR: A1A, A2, B2A, D6, S1 POS: RIO (OWNED)
HEAVY EQUIP	JOHN DEERE TRACTOR ZERO TURN MOWER FORK LIFT PALLET JACK



OPPORTUNITY IS KNOCKING

Prime Location.
Expansive Reach.
Built-In Demand.

Positioned in Berlin Center, Ohio at the crossroads of the Cleveland, Akron, and Youngstown metropolitan areas and within easy reach of Pittsburgh, Mastropietro Winery taps into a 3-million-person market in under an hour's drive.

The estate benefits from the area's lifestyle appeal, lake recreation, and established wine country culture, creating strong tourism potential alongside local market demand. The strategic location offers investors both immediate access to multiple urban hubs and the flexibility to attract diverse audiences year-round.



POPULATION	5 MILES	10 MILES	30 MILES
Total Population	7,645	80,370	1,082,133
Average Age	47	45	43
Average Age (Male)	46	44	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	3,211	35,082	453,467
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$88,198	\$82,391	\$90,898
Average House Value	\$293,049	\$216,357	\$226,504

MULTIPLE PATHS TO VALUE CREATION

The property has the flexibility to serve as a premier lifestyle destination, a high-performing hospitality business, or a blended investment model.

LEVERAGE ESTABLISHED BRAND EQUITY

Extend the Mastropietro name into broader wholesale wine distribution, specialty product lines, and co-branded experiences.

AMPLIFY MARKET REACH

Launch a robust marketing strategy combining digital campaigns, tourism partnerships, and regional branding initiatives to attract more visitors from Cleveland, Akron, Youngstown, Pittsburgh, and beyond.

ELEVATE THE DINING EXPERIENCE

Enhance menu offerings and curated dining through cost-efficient hospitality upgrades such as induction cooking stations, stone pizza ovens, or mobile kitchen partnerships.

BROADEN EVENT PROGRAMMING

Build on the success of weddings, concerts, and festivals with new formats such as corporate retreats, private tasting weekends, seasonal markets, and immersive vineyard experiences.

EXPAND THE FOOTPRINT

Acquire separately available adjacent acreage to increase hospitality, event, or vineyard capacity, securing long-term growth potential.

VINES TO VIEWS: UNLOCKING OVERNIGHT REVENUE

Develop boutique lodging, vineyard-view cottages, or luxury suites to meet the growing market for winery stays and destination weddings.

A Toast to the Founders

Dan & Cathy Mastropietro – Visionaries Behind a Regional Destination

Since 2005, siblings Dan and Cathy Mastropietro have transformed Mastropietro Winery into Mahoning County's first winery and a celebrated hub for award-winning wines, signature events, and unforgettable guest experiences.

Dan Mastropietro

Founder & Winemaker

Bringing 20 years of vineyard and production expertise, Dan is committed to help with operational continuity. Post-sale, he is willing to provide hands-on guidance in harvest and wine production, supporting a smooth knowledge transfer to the next owner.

Cathy Mastropietro

Co-Founder &

Operations Strategist

With deep expertise in event management, guest services, and daily operations, Cathy is available to serve as a transition consultant assisting with staff onboarding, vendor relationships, and maintaining event momentum.



A Legacy You Can Build On

Together, Dan and Cathy offer incoming owners a rare advantage: direct access to the experience, systems, and community relationships that have made Mastropietro Winery a regional draw for more than 20 years.

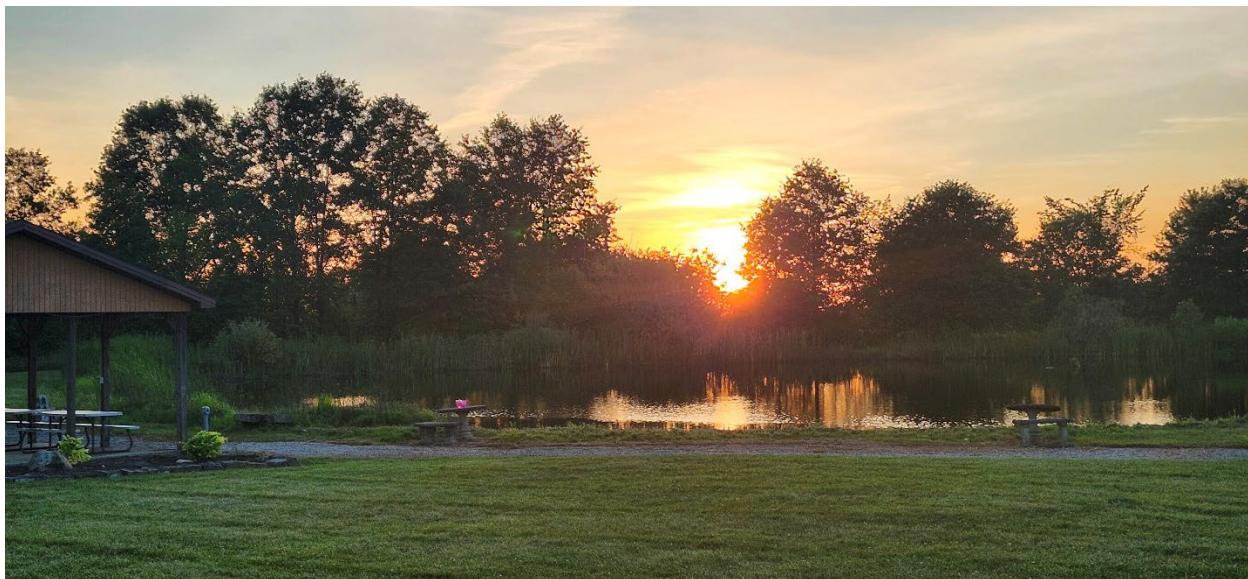


Don't Miss Your Chance to Acquire This Legacy Estate

- ◆ **Turnkey Physical Assets** - Includes all wine-making equipment, furniture, fixtures, and equipment (FFE), along with transferable liquor licenses—allowing immediate operations without significant new capital outlay.
- ◆ **Prime Un-zoned Land** - 14 acres (plus additional acreage available) of flat, developable land with no zoning restrictions (rare in Mahoning County) creating open possibilities for expansion, redevelopment, or mixed-use integration.
- ◆ **High-Capacity Venue** - Proven capability to host large-scale events with parking for 2,000+ guests, multiple covered pavilions, and a dedicated 3,200 SF event pad.
- ◆ **Established Vineyards** - 3 acres consisting of Chambourcin, Frontenac, and Vidal Blanc estate-grown grapes, supporting a premium wine portfolio and authentic branding.
- ◆ **Regional Draw** - Within 60 minutes of over 3 million people across Youngstown, Akron, and Cleveland MSAs, plus proximity to Western Pennsylvania.
- ◆ **Lifestyle & Legacy Opportunity** - Acquire not just a property, but a position in Northeast Ohio's hospitality culture—where the new owner can create a signature destination that delivers both memorable experiences and measurable returns.

PROPERTY DETAILS + TOURS

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