

## Liepupes pag., Salacgrīvas nov. Lemizar, Latvia

495 000 € 450.00 EUR/m<sup>2</sup>

### Basic information

Property type: House property

Land area: 54200.0 m<sup>2</sup>

Building area: 1100.0 m<sup>2</sup>

Usable area: m<sup>2</sup>

Building type: Stone

Series: Special project

Elevator: No

Balcony: No

### Additional information

A spacious and multifunctional property complex with an operating business is offered for sale. The complex combines a brewery with restaurant premises, event facilities, a sauna building, and a roadside motel. The property is located just 2.7 km from the sea, with convenient access from the Riga–Tallinn highway (A1) and 55 km from Riga.

The complex is situated on a 5.42-hectare land plot. On one side, the property benefits from good visibility and access from the main national highway, while on the other side it is surrounded by a quiet forest environment and natural landscape. For several hundred meters, the property borders the Liepupe River, creating a balance between active commercial operations and a peaceful setting.

The restaurant and brewery building was constructed in 1989, with a total area of 468.1 m<sup>2</sup>. It features a spacious event hall with a fireplace, suitable for celebrations, banquets, and tastings for up to 100 guests. The brewery has been operating since 2018 and is a fully functioning business equipped with modern production equipment. The restaurant kitchen is fully equipped, and beer can be supplied directly from the production facilities, which is a significant advantage for both daily operations and special events.

For leisure and relaxation, there is a separate sauna building with an area of 70.9 m<sup>2</sup>, a terrace, and scenic views of the surrounding landscape. It is suitable for guests, event participants, or private use.

The property also includes a two-storey roadside motel with a total area of nearly 500 m<sup>2</sup>. Historically, it was a popular stopover for travelers from Latvia and other Baltic countries. The building currently requires renovation, offering an opportunity to restore the rooms and adapt them to modern tourism standards.

The complex offers broad development and income opportunities – beer production, catering, tasting tours, event organization, tourism, accommodation, and sauna services. Its strategic location, large land area, and virtually unlimited parking capacity make the property particularly suitable for active commercial operations while retaining strong potential for private leisure use.



Additional information about the brewery, engineering systems, and technical infrastructure:

Heating and water supply

- central heating for the entire complex, pellet boiler Grandeg 100 kW (heating for the motel is temporarily switched off)
- in the brewery building and banquet hall, central heating and a 32 kW wood-burning fireplace
- for the sauna building, central heating, an air-to-air heat pump (installed in 2025), and a Jotul fireplace
- new deep well (2024)
- three water treatment systems providing iron removal, softening, and additional filtration
- reverse osmosis system for beer production with a capacity of 1 m<sup>3</sup> / 12 h

Beer production equipment

- brewing equipment with a capacity of 600 liters per brew (brew kettle, mash tun, hot water kettle)
- heat exchanger
- 12 fermentation tanks with a total capacity of 5,550 liters
- fermentation cooling system, 1,200 liters
- semi-automatic bottling machine adaptable for both 0.33 L and 0.5 L bottles
- keg filling equipment

Electricity supply

- two independent electrical connections, 32A and 25A
- possibility to increase capacity without limitation, as a high-capacity transformer is located nearby

Included in the sale

- limited liability company with no debts, leases, or loan obligations
  - alcohol production and storage license for beer
  - alcohol production and storage license for spirits
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