

FOR SALE

\$2,300,000

ROCKWELL BREWERY-RIVERSIDE

MacRo
LTD.
COMMERCIAL REAL ESTATE™



Thriving Craft Brewery for Sale – A Turnkey Opportunity in a Booming Industry

This is a rare opportunity to acquire a well-established, award-winning, fully operational craft brewery with a strong local following, recognized branding, and scalable distribution channels. **ROCKWELL BREWERY– RIVERSIDE** is not only known for their great beer and taproom, but also for their concerts and event space! Room to expand production capacity, grow distribution, or franchise the concept. Potential to add a kitchen space as well!

Whether you're an industry veteran or an entrepreneur looking for a turnkey investment, this brewery is primed for continued success under new ownership!

***Confidential Inquiries Only. Serious buyers may request a full info packet and financials. Business sale ONLY, not property.**

Key Highlights:

Proven Brand & Reputation: Years of goodwill, known for quality and innovation in brewing.

Modern Brewing Facility: Fully equipped with state-of-the-art brewing systems, fermentation tanks, cold storage, and packaging equipment.

Diverse Product Line: A portfolio of popular core beers and rotating seasonal/experimental brews.

Tasting Room & On-Site Sales: Beautifully designed taproom driving foot traffic, events, and community engagement.

Established Distribution Network: Sales through local bars, restaurants, and regional retail outlets.

Location: 8411 Broadband Drive, Suite G-L, Frederick, MD 21701

Building Size: 13,560 SF

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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

BUSINESS INFORMATION

ROCKWELL BREWERY-RIVERSIDE



Profitable Retail Liquor Store

BUSINESS OVERVIEW:

This fully operational craft brewery combines production capabilities with an active taproom and event venue, creating multiple revenue streams. The facility operates from a 13,560 square foot leased space at \$14 per square foot annually, with lease security through September 2032.

KEY ASSETS:

- State-of-the-art brewing systems and fermentation equipment
- Cold storage and packaging capabilities
- Beautifully designed taproom for on-site sales
- Concert and event space generating additional revenue
- Diverse portfolio of core and seasonal beer offerings
- Established distribution network serving local bars, restaurants, and retail outlets

FINANCIAL PERFORMANCE:

The business demonstrates profitability with established revenue history and customer base. Detailed financials available to qualified buyers under confidentiality agreement. Seller financing could be an option.

GROWTH OPPORTUNITIES:

- Expansion of production capacity
- Addition of kitchen facilities for food service
- Potential wine and spirits sales
- Enhanced distribution channels
- Franchise development possibilities

OWNER TRANSITION:

Current owners are retiring and committed to providing comprehensive training and ongoing support to ensure seamless transition for new ownership.

This turnkey operation offers immediate cash flow with significant expansion potential in Frederick's thriving craft beverage market. The combination of proven operations, modern equipment, established brand recognition, and growth opportunities makes this an exceptional investment for industry professionals or entrepreneurs seeking entry into the craft brewing sector.

Asking price: \$2,300,000 (business assets only, real estate not included)

*Financials and Inventory List available with Confidentiality Agreement.

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PHOTOS

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