



FOR SALE



240 NW WASHINGTON ST

Spiritual/Religious Center Space in Residential Area

3,552 SF | \$399,000

240 NW Washington St, Sheridan, OR 97378

- Sheridan possesses a stable economic base
- Property in a residential area
- Buyer responsible for due diligence

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	240 NW Washington St, Sheridan, OR 97378
Sale Price	\$399,000
Building Size	3,552 SF
Lot Size	8,708 SF
Price / SF	\$112.33
Year Built	1930
Zoning	R2
Market	Sheridan
APN	R5635BA 03700

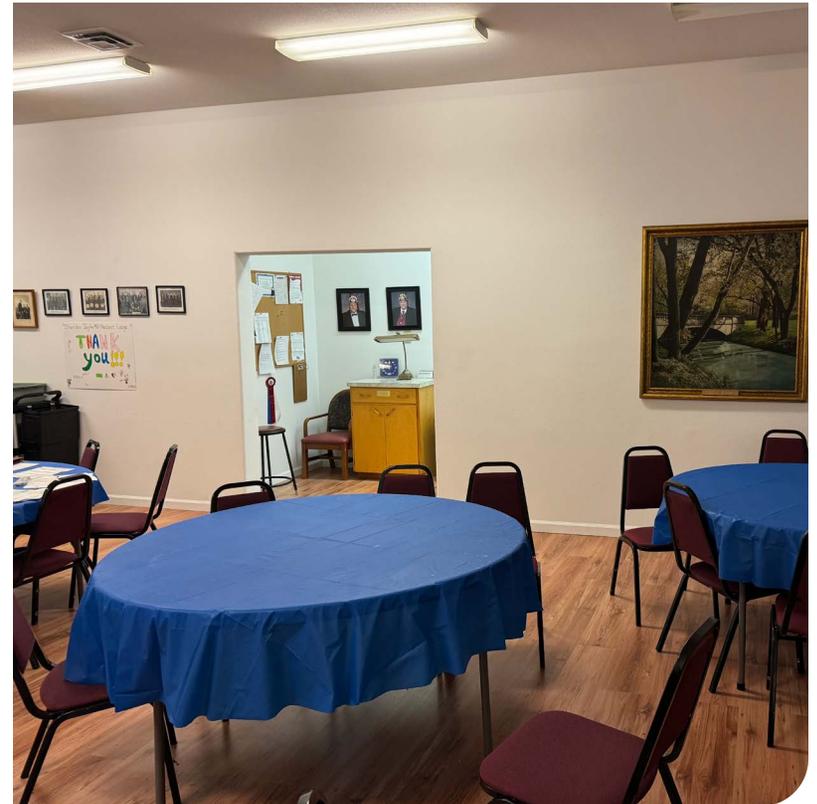
Location Overview

The City of Sheridan is undergoing a transformation as a community at long last, emerging from a timber town nestled against the foothills of Oregon's coastal mountain range. Significant employers include the FCI (Federal Corrections Institution), Forest River, Sheridan School District, and PGE (substation). Economic openings on the horizon include the Virginia Garcia Clinic and further growth of Spirit Mountain Casino. With the election of a new Mayor, there's excitement in the community surrounding partnerships for non-motorized boating to stimulate tourism along the banks of the Yamhill River.

240 NW Washington, currently a Masonic lodge, offers a peaceful setting for buyers to further the building's use as a spiritual center (church, etc.). With ample plumbing and healthy mechanical systems in place, there's also a strong case to be made for converting the property into a multifamily (2+ unit) property.

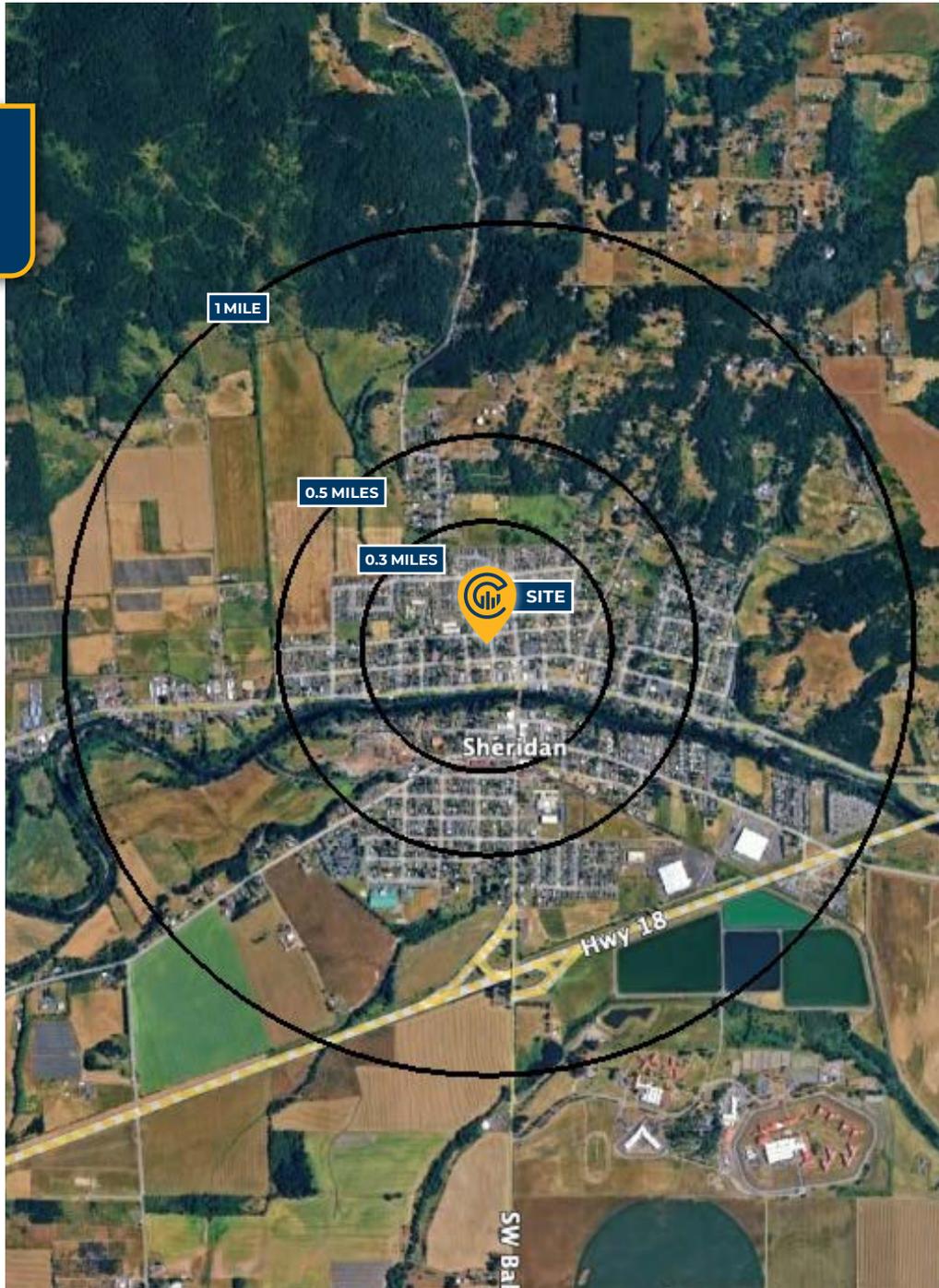


INTERIOR PHOTOS





DRIVE TIMES & DEMOGRAPHICS



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DEMOGRAPHICS MAP

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,082	2,712	4,691
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41
Households & Income			
Total Households	379	955	1,650
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$76,988	\$78,133	\$79,776
Average House Value	\$358,747	\$388,924	\$403,61

Demographics data derived from AlphaMap

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