



FOR SALE



HEIDER BUILDING

Development Opportunity

13,594 SF | \$250,000

219 S Bridge St, Sheridan, OR 97378

- 4 retail units
- 8 apartments upstairs (1-studio, 3- 1brdm, 3- 2 brdm, 1 - 3 brdm)
- 1 studio apartment downstairs
- Potential grant money available

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	219 S Bridge St, Sheridan, OR
Available Space	13,594 SF
Lot Size	0.313 Acres
Year Built	1900
Property Type	Multifamily - Mixed Use
Sale Price	\$250,000

Property Description

The century-old Heider Building has had much work done to it to position it with four street-front retail locations, and eight (8) second-floor walkup apartment units, and one ADA unit on the first floor. Much of the engineering and seismic work has been finished and there is potentially grant money available to assist with finishing the electrical and plumbing. We are seeking a buyer with success doing infill rehabilitation projects like this who can take it to the finish line.

Please contact the listing agents to learn more about possible grant money available to assist with the remodel costs; timing of closing; and to get access to additional due diligence information on this great rehabilitation opportunity.

Location Description

Yamhill County is one of the world's finest wine regions and Sheridan is known as the gateway to the Oregon Coastal Mountains and the beautiful Nestucca Watershed. Sheridan's population is around 6,300 and is within a 15-minute drive to both McMinnville OR, and Spirit Mountain Resort and Casino in Grand Ronde. Sheridan is also home to the Federal Correction Institution, which houses up to 1900 inmates and is the largest employer in the market.



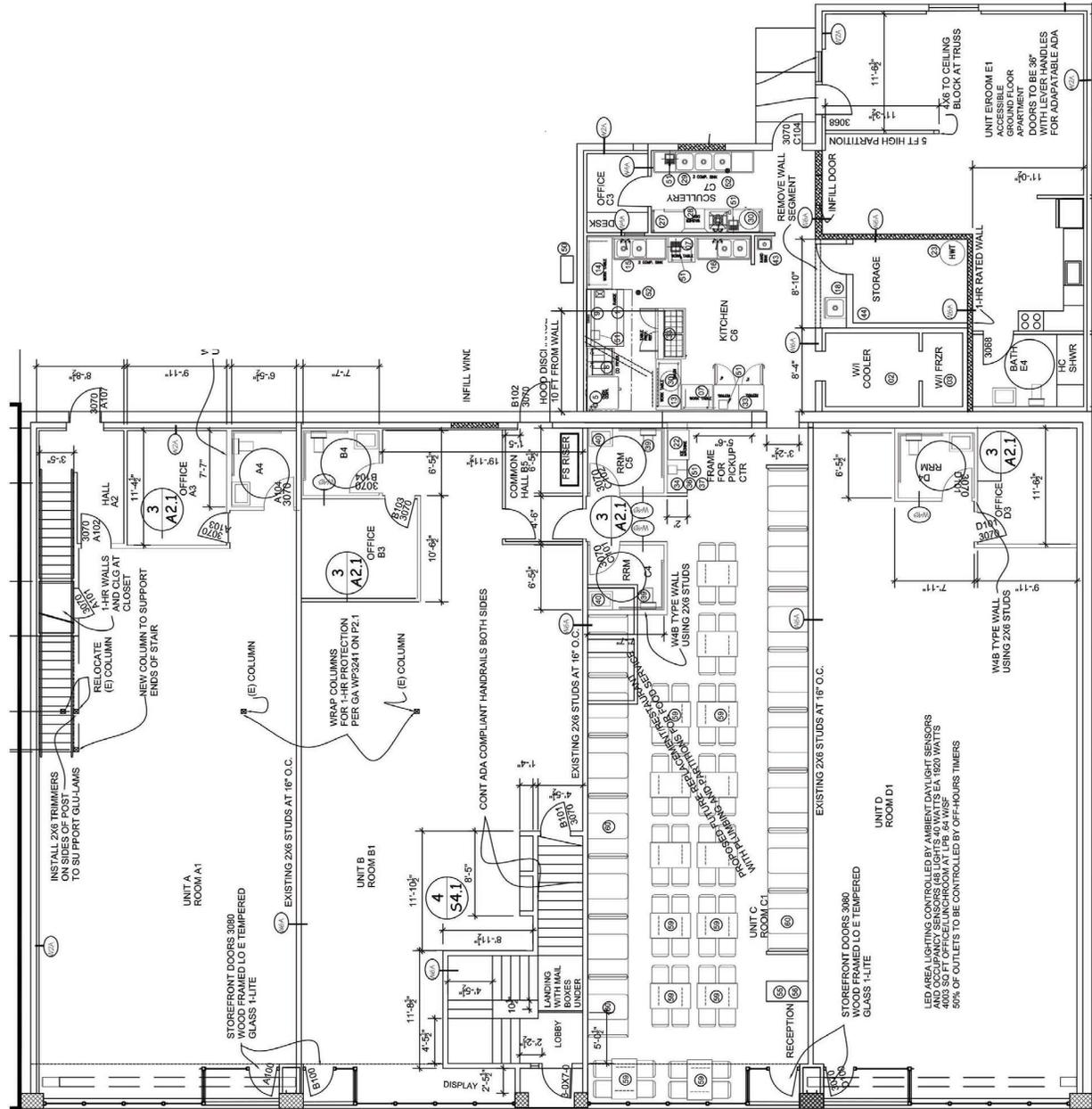
INTERIOR PHOTOS





STREET LEVEL RETAIL FLOOR PLAN

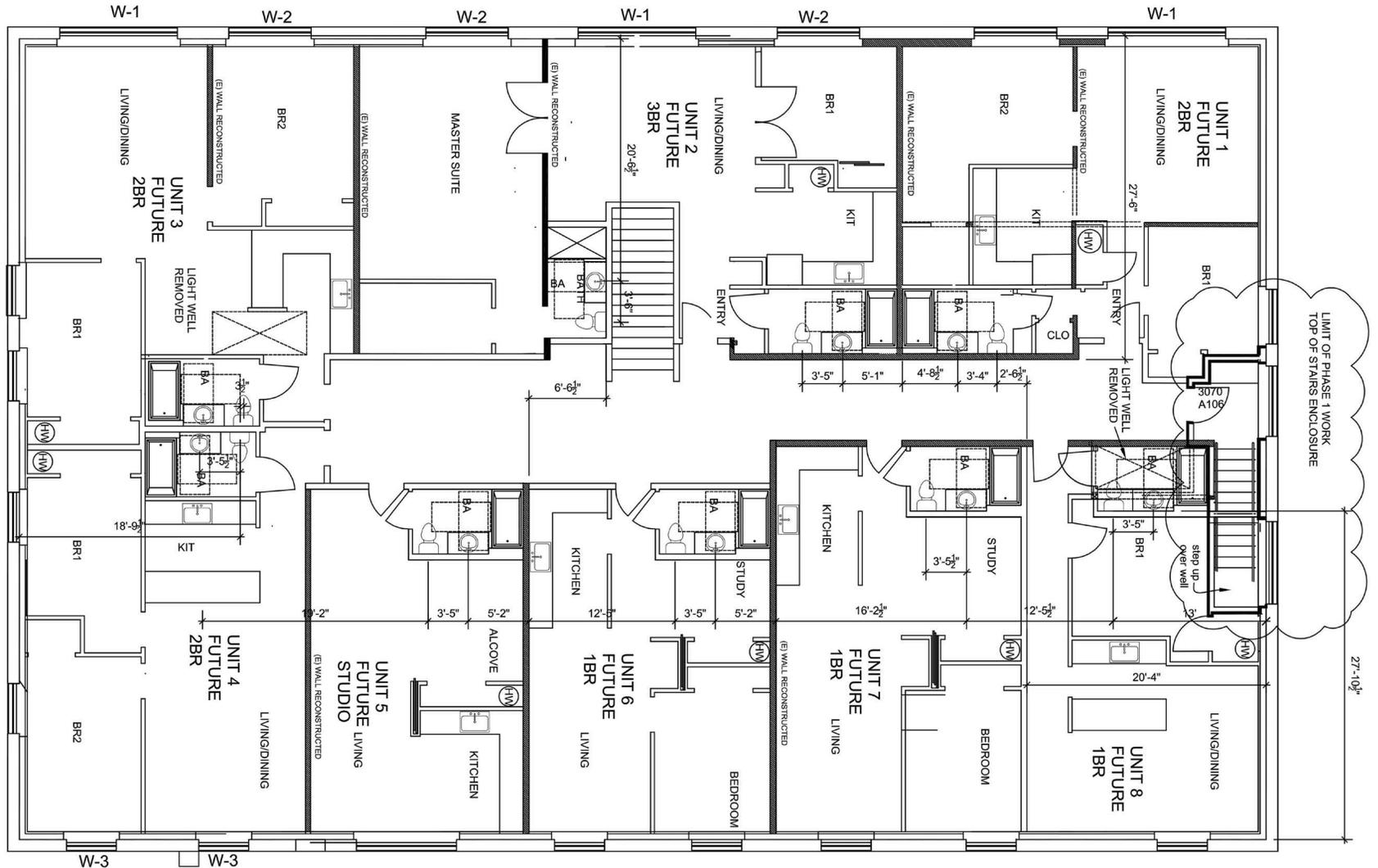
STREET LEVEL RETAIL FLOOR PLAN



SECOND LEVEL APARTMENT FLOOR PLAN

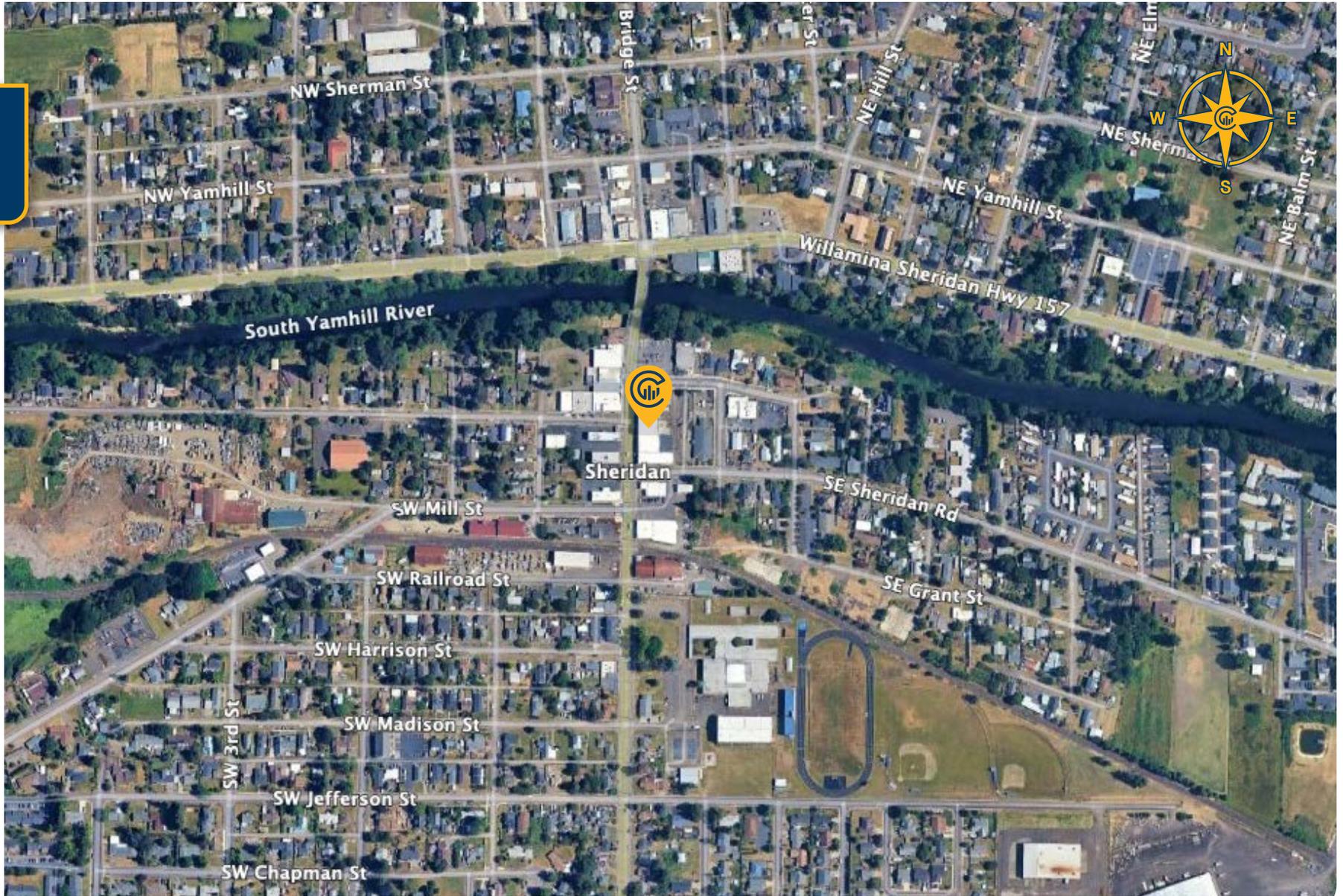


SECOND LEVEL APARTMENT PLAN





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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