



940 S Ocoee St, Cleveland, TN 37311

\$2,750,000

Versatile Medical Office Building with Plenty of Parking

Office: 22,000 SF, easily divisible for multi-tenant

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Listing Added: 04/28/2025
Listing Updated: 02/18/2026



Details

Asking Price	\$2,750,000	Property Type	Office
Sub Type	Medical Office, Traditional Office	Square Footage	22,000
Zoning	PI	Lot Size (acres)	2.6
Broker Co-Op	Yes	APN	057C L 013.00 and 057F D 001.00



Marketing Description

Versatile Medical Office Building with Exceptional Amenities and Convenient Location

This property presents a rare opportunity for continued medical use, adaptive reuse for multi-tenant professional space, or a mix of commercial services including healthcare, events, and retail.

Property Highlights:

- **Prime Location:** Just 2 miles from Bradley Medical Center and only 0.5 mile from Downtown Cleveland's Commercial Historic District
- **Property Specs:**
 - Multiple entrances and waiting areas, several parking lots, and separate HVAC units make it ideal and easier to divide for multiple tenants or different departments
 - Approximately 22,000 SF within approximately 2.6 acres
 - Two-story brick construction in great condition
 - Each floor has direct ground-level access from surrounding parking lots
 - Total of 166 parking spaces
 - Wheelchair accessible, including ramps to all entrances
 - Ceiling heights up to 10.5'

Infrastructure & Utilities:

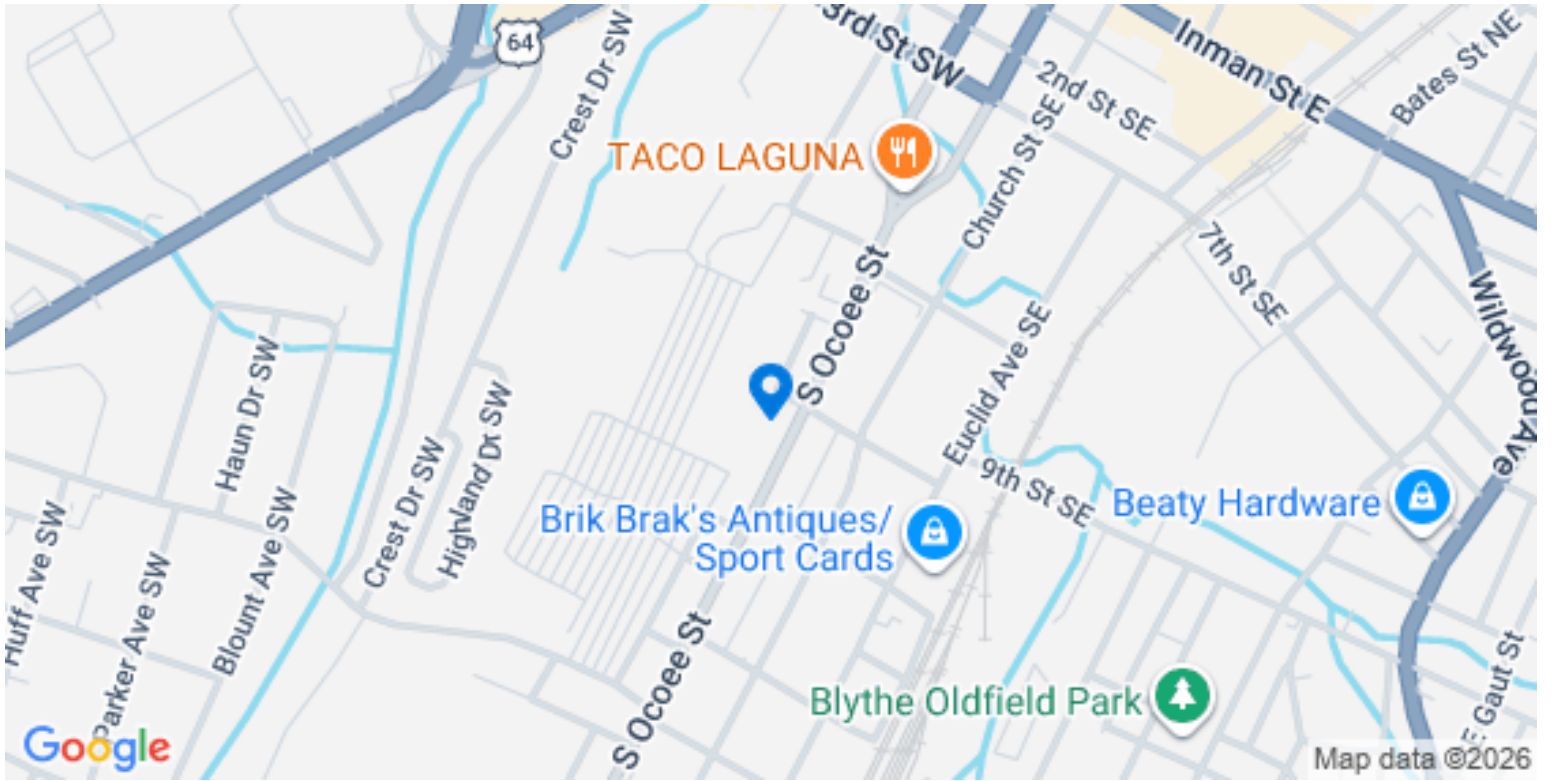
- Multiple HVAC systems, including newer split and packaged units
- Security system with card reader access and cameras throughout
- 3-phase electrical power
- Natural gas service to the building

Interior Features:

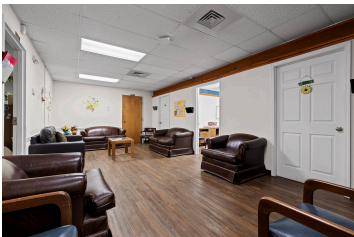
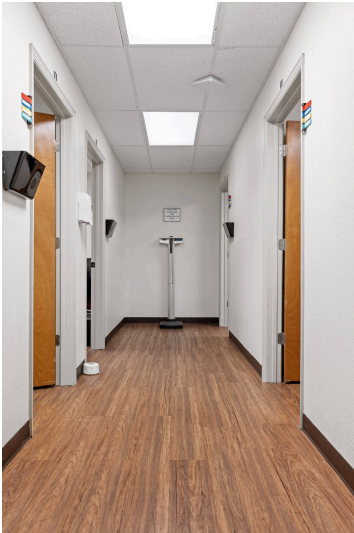
- **Main Level (Downstairs):**
 - Full-service pharmacy on site
 - Recently renovated area with new LVT flooring, fresh paint, new ceilings, new rooms, sprinkler system, and upgraded steel interior doors
 - Multiple restrooms and water fountains
 - Glass-enclosed reception areas with waiting rooms
 - Large breakroom and laundry room
- **Upper Level:**
 - Larger offices, many featuring sinks
 - Spacious event room with gas fireplace
 - Full commercial kitchen: multiple sinks, ovens, stoves, large hood (12'6"), washer/dryer hookups, ample cabinet space, and 2 half roll-up doors for event service
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Several water fountains and restrooms

Location (1 Location)

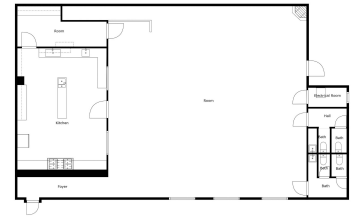


Property Photos (33 photos)

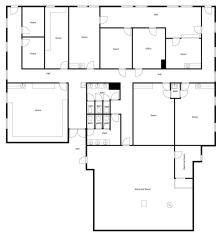




Measurements shown right within for the dimensions



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Measurements shown right within for the dimensions

Demographic Insights

