

Office Building for Sale

11710 SHAKER BLVD, CLEVELAND, OHIO 44120-1918



Overview

The Former Shaker Medical Center Hospital, Delivered Vacant with Plans, Zoning and Tax-Credit Pathway

Excellent for nonprofit, adult or childcare, office, medical, or pursue a clear pathway to residential conversion. Zoning counsel has confirmed in writing that apartments are an expressly permitted use under C.C.O. §337.10(a). No rezoning, and as a renovation, no Planning Commission approval. Two complete architectural conversion sets convey: a 40-unit furnished co-living scheme and a full one-bedroom layout. The structure is hospital-grade: steel frame and concrete, brick, ±6,800 SF floor plates, interiors already cleared to the structure and delivered 100% vacant. Out front, the Blue and Green Line rapid sits in the Shaker Blvd median, a one-seat ride to Tower City. Shaker Square is just east, University Circle minutes north. A National Register questionnaire filed with Ohio SHPO opens the historic tax-credit stack.

Call or Text Cole Kroneker (216) 302-4338.

Highlights

- By-right multifamily: zoning counsel opinion in hand; apartments expressly permitted (C.C.O. §337.10(a) with no rezoning and no Planning Commission.
- Plans convey: 40-unit furnished co-living scheme plus a full one-bedroom conversion set; prior concept penciled.
- Historic tax-credit pathway: former Shaker Medical Center Hospital; National Register preliminary questionnaire.
- Delivered vacant: demising walls and finishes removed.
- RTA Blue and Green Lines at the E. 116th/St. Luke's station in the Shaker Blvd to Tower City and downtown.
- Minutes to Cleveland Clinic, University Hospitals and University Circle; Shaker Square Historic District immediately east.
- Through-parcel: 140' of Shaker Blvd frontage running 210' deep to Williams Ave, with dual access and on-site parking.
- Original hospital founded by Dr. Victor D. Ippolito, the Cleveland Browns' first team physician

Property Details

Sales Price

■ **\$685,000.00**

Building Size

■ 21, 558 SF

Lot Size

■ 0.6 Acres

Property Type

■ Office

Property Subtype

■ Medical Office, Redevelopment, Multifamily

Rev: August 3, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Cole Kroneker

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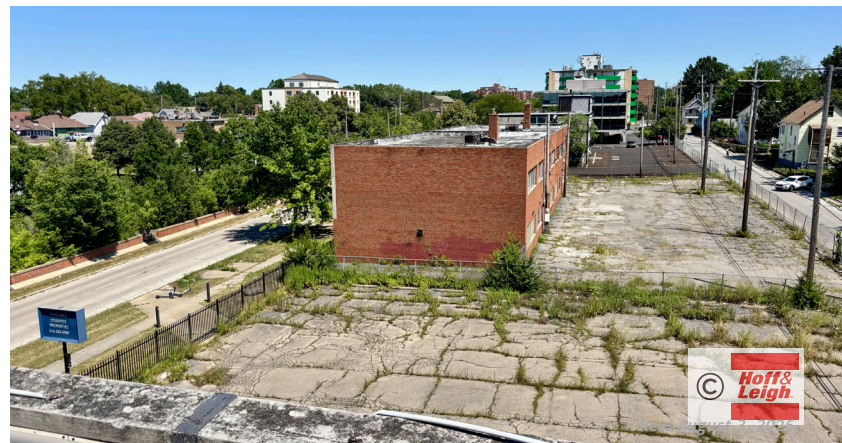
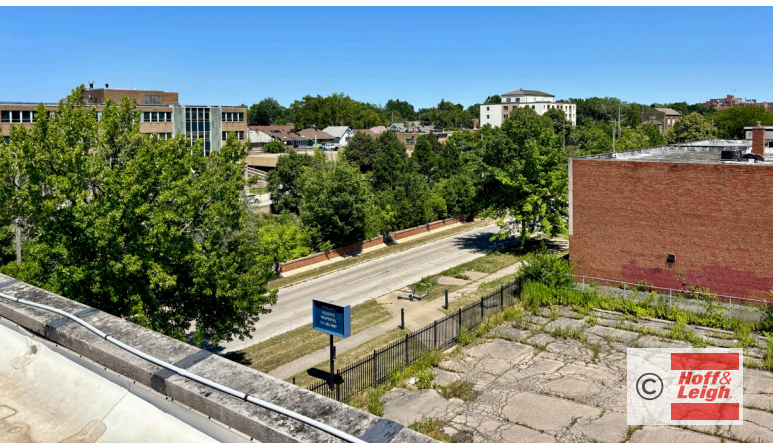
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Historic Image (Shaker Medical Center) | Oct. 1961



Historic Image | Oct. 1965



Historic Image | Oct. 1988



Historic Image | Oct. 1988



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DEMOGRAPHICS



144,810
Population



37.1
Median Age



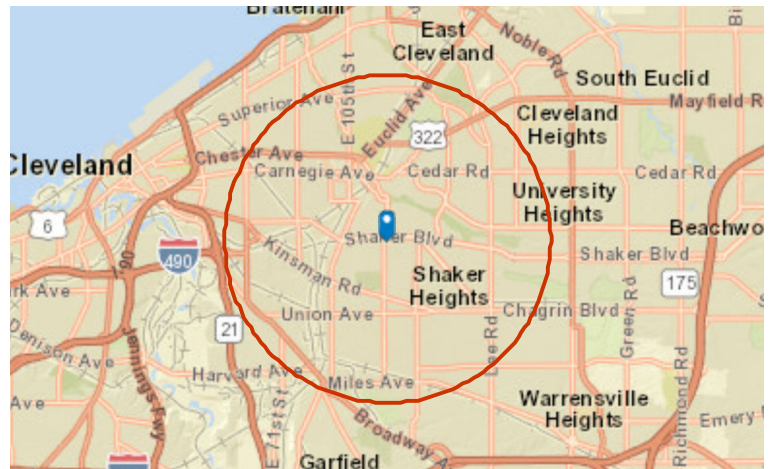
2.1
Average
Household Size



\$46,048
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Buckeye Rd	17,150	0.2
E 115th St	3,657	0.2
E 115th St	9,277	0.2
East Blvd	6,398	0.2
E 114th St	3,411	0.2



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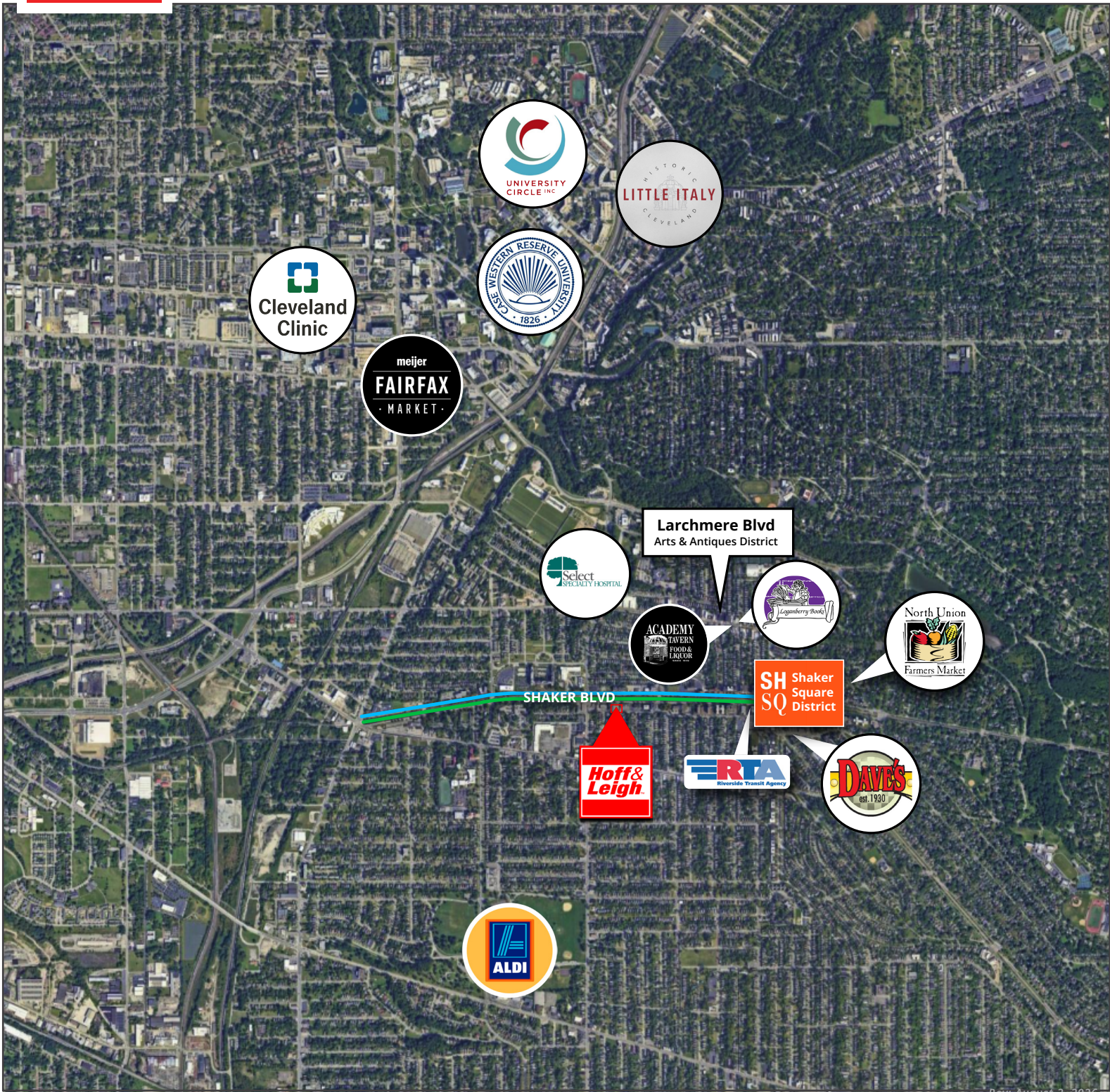
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