

# 1002 E Cherry St, Cushing, OK

# \$289,900

## Clinic Style Commercial Building Multi Room Layout

### Executive Summary

Opportunity to acquire a former clinic-style commercial property configured for medical, wellness, office, or service-based use. The building features multiple private rooms, several sink and cabinetry areas, a central corridor layout, reception/waiting space potential, and on-site parking.

The current configuration appears well suited for a chiropractic office, medical practice, therapy use, wellness concept, salon conversion, or other service-oriented business requiring multiple treatment, consultation, or work rooms.

The property is being cleaned and prepared for market presentation, allowing buyers to better evaluate the layout, infrastructure, and repositioning potential.

### Property Overview

Address: 1002 E Cherry St, Cushing, OK 74023

Building Size: Approx. 2,385 SF

Lot Size: Approx. 9,660 SF main parcel, with adjacent lot included in sale per MLS remarks

Year Built: 1964

Property Type: Office / Medical Office / Service Use

Occupancy: Vacant

Stories: 1

Parking: Off-Street Surface parking / 18 spaces

Ownership: Fee Simple

Parcel IDs: 600003163 and 600003170

### Key Features

- Former chiropractic clinic with clinic style layout
- Approximately 11 private office, exam, or treatment areas
- Reception or check-in area off the front entry
- Multiple rooms with sink and cabinetry infrastructure
- Two bathrooms noted in MLS remarks
- Updated paint and luxury vinyl flooring in portions of the building
- Additional storage and support areas
- Adjacent lot included, offering added flexibility for parking, expansion, or future use

### Layout and Use Potential

The building appears designed around a central corridor serving multiple individual rooms, making it well suited for uses that benefit from privacy, treatment space, consultation rooms, or separated work areas. The front portion of the building can function as reception, waiting, retail, or intake space, while rear and side rooms provide flexibility for treatment, office, staff, storage, or back-of-house functions.

Several rooms include sink and cabinetry infrastructure, which supports continued medical or wellness use and may also benefit other service oriented concepts that require water access and compartmentalized layout.

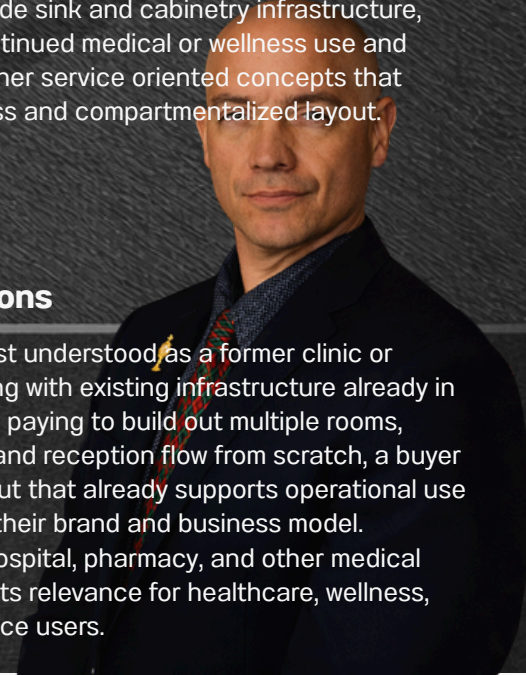
### Potential Uses

- Chiropractic practice
- Medical or allied health office
- Physical therapy or rehabilitation
- Counseling or therapy suites
- Wellness or massage practice
- Esthetics or med spa conversion
- Boutique office with multiple private rooms
- Service business requiring multiple workspaces

### Market Positions

The property is best understood as a former clinic or service-use building with existing infrastructure already in place. Rather than paying to build out multiple rooms, plumbing access, and reception flow from scratch, a buyer can acquire a layout that already supports operational use and adapt it to fit their brand and business model.

Its location near hospital, pharmacy, and other medical uses strengthens its relevance for healthcare, wellness, and adjacent service users.



### CONTACT INFORMATION