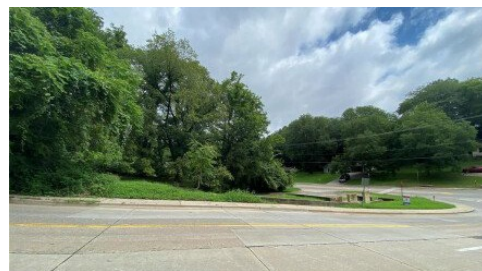


**406 Bertling**  
Cape Girardeau, MO 63701

**RE/MAX**

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**MLS# 24054857**



**\$53,000**

Attention Investors! Unlock the potential of this R-3 zoned gem! This 1.13-acre partially wooded property, situated at the prominent corner of Bertling Street and Big Bend Road, is ready for your visionary touch. With a recent survey and staking completed in October 2023, this parcel is primed for development. The R-3 zoning permits up to 9 residential units per acre, making it ideal for single-family homes, duplexes, or townhouses. This site's hilly terrain calls for creative design, offering a unique opportunity to craft a distinctive living space. Conveniently located near downtown, SEMO, and local amenities, some tree clearance has already been done, allowing for easier exploration of the property. Don't miss your chance to develop "the property with the steps that lead to heaven" and shape the future of this popular corner.



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