

**1429 N Mount Auburn Road**  
Cape Girardeau, MO 63701



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**MLS# 24074703**



**\$2,900,000**

Don't miss this all brick, commercial building on 1.9 acres w/abundant parking (70+ spaces) & large front entry canopy. This versatile property offers opportunity for multiple uses. One of these is continuing use as a AAAHC certified surgery center. Main level can be owner occupied & the lower level (2,614 sq ft), w/its own outside entrance & parking, can be leased to bring in additional cash flow. The interior was remodeled in 2004 & the roof was replaced in the last 10 years. The east side of the building is similar to a typical medical office & features a front waiting area, reception area, 5+ medical exam rooms & 5+ offices for doctors & consultation, a small lab area & nurses station. The surgical side of the building features a large waiting area, consultation area, 4 bay pre op areas, 2 surgical rooms, 4 post op bays & a central nurses station. The building also has a 2,000 lb capacity elevator. Located in the heart of Southeast Missouri, this is a rare investment opportunity!



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