

431 Koch Avenue
Cape Girardeau, MO 63703

RE/MAX

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MLS# 25006183



\$12,000

Attention investors! This .186-acre lot in Cape Girardeau is zoned R-2, offering residential development potential with access to 6" water, 8" sewer lines, and city utilities. Setbacks include 25' front, 25' rear (from alley center), and 5' sides. Conveniently located near shopping, medical offices, hospitals, and SEMO, this undeveloped lot features a slight slope at the rear, making it ideal for a potential walk-out basement a fantastic investment opportunity!



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