

1931 N Kingshighway Street
Cape Girardeau, MO 63701



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MLS# MIS25074835



\$299,900

Prime Commercial Auction Opportunity 1931 Kingshighway, Cape Girardeau, Missouri This is more than a property. It is an opportunity to be part of Cape Girardeau's expanding commercial corridor and invest in one of southeastern Missouri's most dynamic markets. Located along North Kingshighway, 1931 Kingshighway places you in the center of a thriving business hub that serves as the commercial backbone of Cape Girardeau. This stretch of roadway is among the highest traffic corridors in the region, connecting Interstate 55 to the city's active retail, restaurant, and service districts. The property offers outstanding exposure, easy access, and direct connection to the businesses and neighborhoods that drive the local economy. The parcel totals approximately 32,400 square feet (.74 Acres +/-) and is zoned C2 Highway Commercial, one of the city's most versatile zoning designations. This allows a wide variety of uses including retail storefronts, offices, service operations, and mixed use redevelopment or new construction projects. The existing building has recently been opened up, providing a strong structure and flexible interior that can be repurposed, remodeled, or completely transformed. Whether you are a local business owner ready to establish your next location, an investor seeking to reposition a property in a proven corridor, or a



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