

1606 Independence Street
Cape Girardeau, MO 63703



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MLS# MIS26007791



\$489,900

*All Commercial spaces leased *One residential unit ideal for owner occupancy, long term rental or AirBnb
*Opportunity to increase NOI through rent growth and residential income *Centrally located *Strong local rental demand supports future income growth *Ideal for investor seeking stabilization plus upside



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