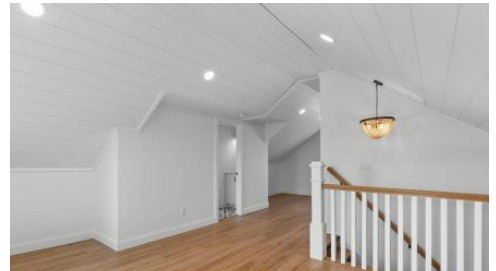


226 N Sprigg Street
Cape Girardeau, MO 63701



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\$285,000

Prime investment opportunity in an unbeatable location! This fully leased commercial property sits in the heart of downtown, just one block from Broadway and steps from the college, offering exceptional visibility, steady foot traffic, and long-term rental appeal. It has recently been completely transformed by the owners! The main level features a commercial space with a completely remodeled, open-concept layout designed for both functionality and style. Upstairs, a stunning newly constructed loft showcases soaring vaulted ceilings, high-end finishes, and a sleek, modern aesthetic creating a truly standout residential space. Building updates include HVAC, plumbing, electrical, flooring, insulation, NEW windows, and more! With fabulous, ample parking and a location that blends convenience, energy, and accessibility, this property is a rare find for investors seeking immediate income and strong future potential. Turnkey, stylish, and perfectly positioned this is downtown investing at its finest.



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