

**119/121 Summerfield Way**  
Cape Girardeau, MO 63701



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**MLS# MIS26028588**



**\$734,900**

**5,198 Sqft**

Exceptional duplex opportunity in beautiful Baldwin Village, listed at \$734,900. This well-maintained property offers flexibility for investors, 1031 exchange buyers, or an owner-occupant wanting to live in one side while using the other side to help offset the mortgage. One unit is currently rented on a month-to-month lease with great long-term tenants, while the other side is vacant and ready for its next use. Each side features beautiful hardwood floors, quality Beussink cabinetry, an open living/kitchen area, and a large wash/mud room with sink, cabinetry, and excellent storage. The lower level includes a bedroom and bathroom, along with unfinished storage space and potential to frame an additional basement bedroom or further improve the basement area. Each unit also includes its own 2-car garage, providing plenty of parking and convenience for both sides. Outside, enjoy separated fenced backyard areas for each unit's use. Located just minutes from I-55 at the LaSalle exit, this property offers quick access to local schools, hospitals, universities, shopping, dining, and many other Southeast Missouri amenities. A rare chance to own a quality duplex in one of Cape Girardeau's desirable rental areas!



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