

**32671-32801 S Broadway Street**  
Sedgewickville, MO 63781



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**MLS# MIS26027623**



**\$1,050,000**

**9,360 Sqft**

This 10-unit multifamily (4 duplexes and 2 single unit structures) property in Sedgewickville offers a rare combination of low vacancy, newer construction, and low-maintenance ownership in a steadily performing rental market. The property has been well-positioned to attract and retain tenants, benefiting from consistent demand driven by nearby employment centers in Cape Girardeau and Jackson. Built with long-term durability in mind, the asset requires minimal ongoing capital expenditure compared to older multifamily properties. Its strong occupancy history reflects the stability of the surrounding workforce and the limited supply of comparable housing in the area. Tenants are drawn to the convenience of nearby healthcare, education, and manufacturing employers, creating a dependable renter base. The layout and condition of the property allow for efficient management and predictable operations. This is an ideal opportunity for investors seeking a hands-off, stable asset without the burden of heavy renovations or deferred maintenance. A clean, reliable investment in a market supported by real, consistent demand.



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