

**3082 County Road 620**  
Cape Girardeau, MO 63701



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**MLS# MIS26035541**



**\$700,000**

Exceptional opportunity to own a versatile 7,200 square foot warehouse in a prime, high visibility location. This well designed property offers approximately 2,400 square feet of finished showroom space, perfect for retail, client facing business operations, or office use, along with a spacious 3,600 square foot shop area built to handle a wide range of commercial or industrial needs. Upstairs, an additional 1,200 square feet has already been framed out and is ready to be finished as living quarters, expanded office space, or additional storage. The property also features two large garage doors for easy access and workflow, plus ample on site parking for employees, customers, and equipment. A rare opportunity with flexibility, functionality, and room to grow.



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