

FOR SALE/FOR LEASE



230 1st Ave E

Shakopee, MN 55379



Scott Naasz

612.819.8285

Senior Advisor

scott.naasz@expcommercial.com

www.expcommercial.com

Property Details & Highlights

230 1st Ave E, Shakopee, MN 55379

FOR SALE/FOR LEASE

Property Type	Office
Property Subtype	Office Building
Price	599,000
APN	270011840
Building Size	4,125 SF
Lot Size	4,565 SF
Building Class	C
Year Built	1950
Number of Floors	1
Construction Status	Existing

Located in the heart of downtown Shakopee, 230 1st Avenue East offers exceptional visibility and convenience in a vibrant business district surrounded by local shops, restaurants, and community amenities. This approximately 4,125 sq ft commercial building features a welcoming storefront entrance along 1st Avenue and a rear access point for added functionality, making it ideal for retail, office, or creative mixed-use purposes.

This unique space also includes 667 sqft of warehouse use in the back that features 1 drive-in-door. Its downtown setting provides steady foot and vehicle traffic, while the building's flexible layout and character-rich design lend themselves well to a variety of business concepts. With easy access to major routes and a growing local economy, this location presents an excellent opportunity to establish or expand a business in one of Shakopee's most active commercial corridors.



- Prime downtown Shakopee location with excellent visibility and steady foot and vehicle traffic.
- Approximately 4,125 sq ft of flexible commercial space suited for retail, office, or mixed-use concepts.
- Welcoming storefront entrance on 1st Avenue plus convenient rear access for operations.
- Includes 667 sq ft of warehouse space featuring a drive-in door for added functionality.
- Surrounded by local shops, restaurants, and amenities in a vibrant business district.
- Easy access to major routes and positioned within a growing local economy.

Scott Naasz

612.819.8285

Senior Advisor

scott.naasz@expcommercial.com

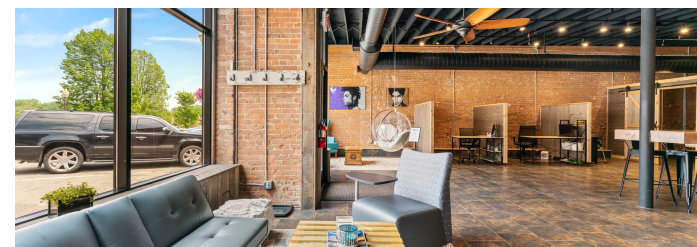
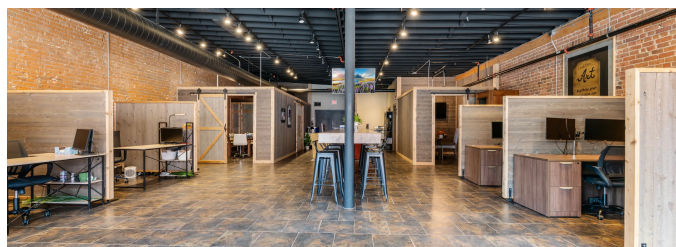
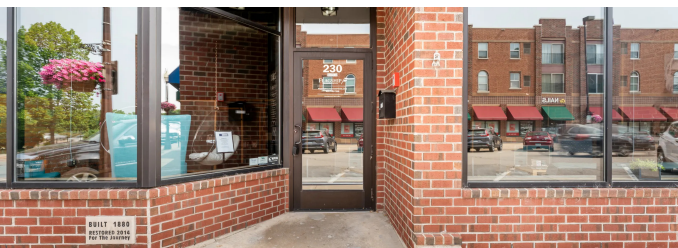
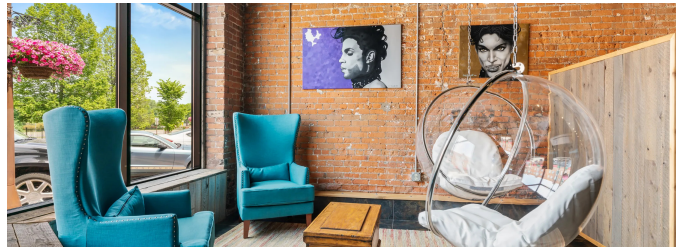


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

230 1st Ave E, Shakopee, MN 55379

FOR SALE/FOR LEASE



Scott Naasz

612.819.8285

Senior Advisor

scott.naasz@expcommercial.com

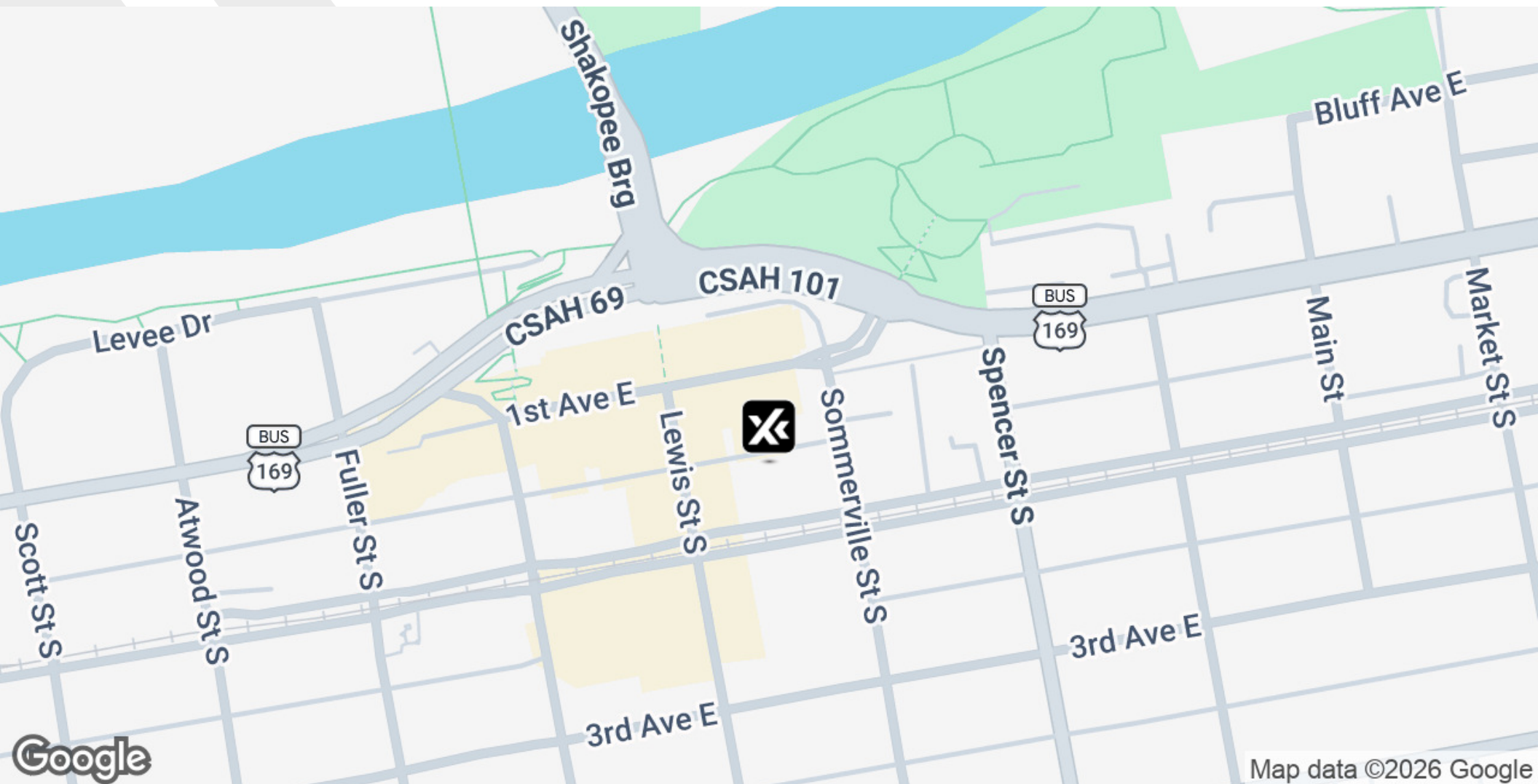


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

230 1st Ave E, Shakopee, MN 55379

FOR SALE/FOR LEASE



Scott Naasz

612.819.8285

Senior Advisor

scott.naasz@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.