

YVONNE PERKINS • EDINA REALTY • 612-709-1555

FOR SALE

C-1 COMMERCIAL

**12525/12541 Weckman Rd
Shakopee
Scott County**

Highly visible from Hwy 169!

Centrally located in the midst of Chaska, Jordan & Shakopee communities!



PROPERTY HIGHLIGHTS

- ✓ **12,500 sq.ft. of commercial buildings; Zoned C-1**
- ✓ **Over 1 acre of parking lot / display space**
- ✓ **Includes 2,000 sq.ft. sales & service space, garage door and office space**
- ✓ **Floor drains and water**
- ✓ ***Great central location and visibility!***

YVONNE PERKINS • REALTOR

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Commercial**

12525/12541 WECKMAN RD • SHAKOPEE • SCOTT CTY

SPECS AND PROPERTY USE

Prime Commercial Development Opportunity!

- Hwy 169 & Chestnut Blvd; located on a major transportation corridor!
- Currently used for Auto Sales
- (2) metal buildings on site that are leased out - 136' X 46' and 90' X 72'
- Approx 12,500 sq.ft. of space, plus paved lot

The property benefits from high traffic counts along **Hwy 169**, proximity to growing residential communities and accessibility to nearby commercial services.

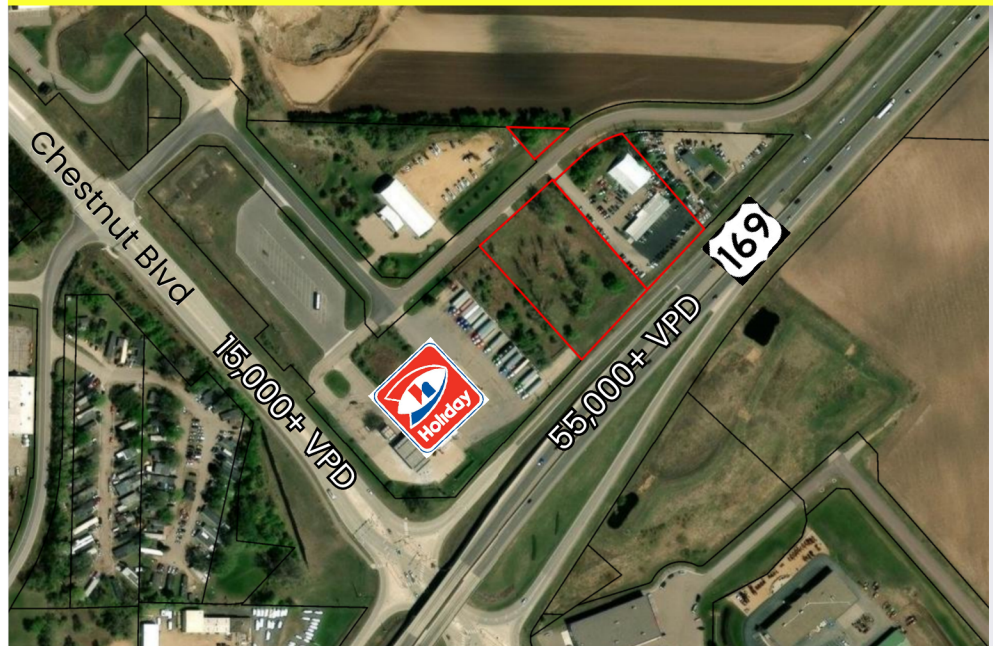
A rare opportunity to secure a strategic location in a growing market!

Ideal for a variety of commercial development opportunities (subject to local approvals) **Zoned C-1**. Uses include, but not limited to:

Conditional Uses

- Animal shelter
- Auction house / Flea market
- Auto, heavy equipment, RV sales
- Brew pub, microbrewery
- Commercial accessory building
- Nursery or greenhouse
- Government uses, buildings, storage
- Transmission, utilities, substations
- Landscape supply
- Lumberyard
- Restaurant – fast food, drinking establishment
- School – less than 150 students
- Truck stop
- Wind energy conversion systems

4.65 total acres
Next to Holiday gas station



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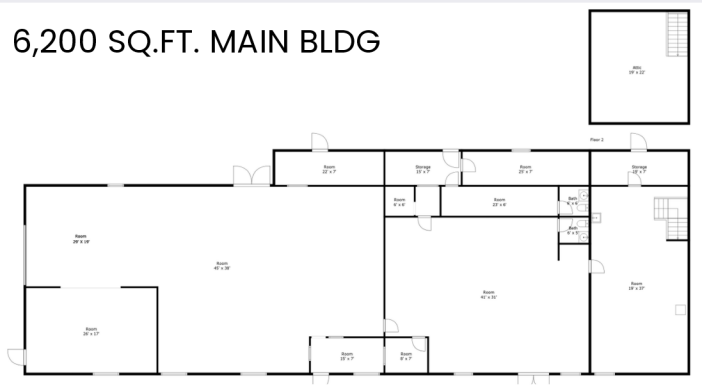
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PHOTOS



6,200 SQ.FT. MAIN BLDG



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LOCAL AREA

Scott County is one of the fastest growing counties in MN with tailored support & incentives for businesses, strong labor force and excellent access to major transportation networks.

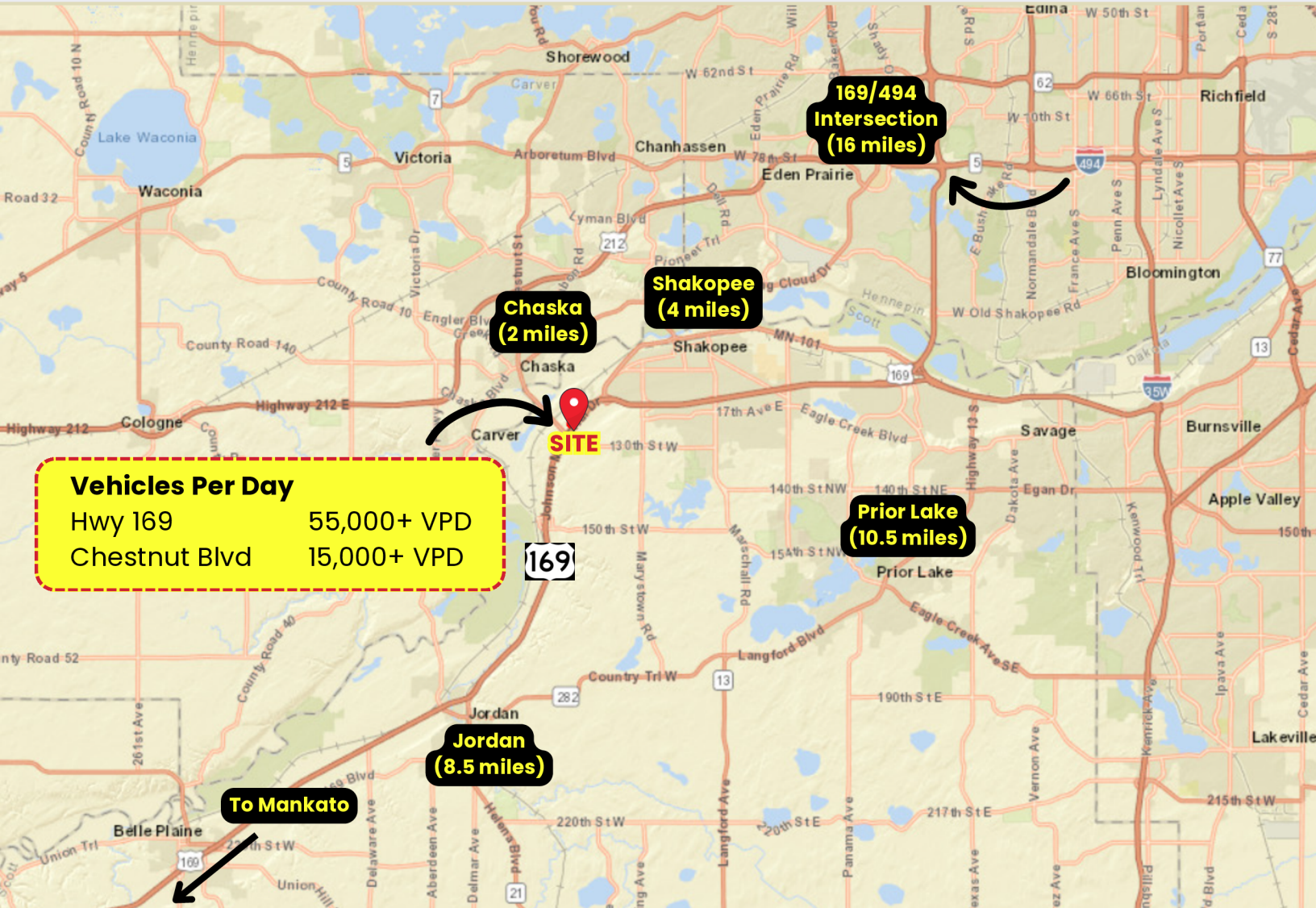


Photo courtesy of Scott County GIS

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