



FOR SALE/LEASE



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

230 1st Ave E

Shakopee, MN 55379

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Property Details & Highlights

230 1st Ave E, Shakopee, MN 55379

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Property Type	Office/Retail
Sale Price:	\$699,000
Lease Price:	\$14/SF Base Rent
APN	270011840
Building Size	4,125 SF
Year Built	1950

This approximately 4,125 SF commercial building offers a versatile opportunity in the heart of downtown Shakopee and is available for sale or for lease. The property features a welcoming storefront entrance along 1st Avenue along with rear access for added convenience, making it well suited for retail, office, or creative mixed-use concepts.

The building also includes approximately 667 SF of warehouse space with a drive-in door, providing valuable flexibility for storage, operations, or light industrial use. Its downtown location benefits from consistent foot and vehicle traffic, while the flexible interior layout allows a variety of business types to thrive.

Seller is open to Contract for Deed financing, creating an attractive opportunity for owner-users or investors seeking flexible acquisition terms.

Situated in the heart of downtown Shakopee, 230 1st Avenue East offers excellent visibility and accessibility in a thriving business district surrounded by local shops and restaurants. The property features a functional layout with both front and rear access, ideal for retail, office, or creative use. Conveniently located just 7 minutes from the new amphitheater, this spot provides great exposure and proximity to one of the area's most exciting new attractions.



- **-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.**
- **- Seller is open to a Contract for Deed**
- **Property Taxes: 2025 \$7,944**

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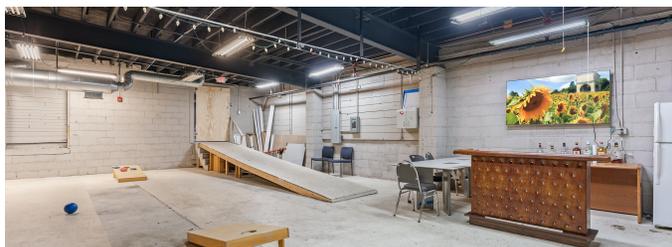


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Additional Photos

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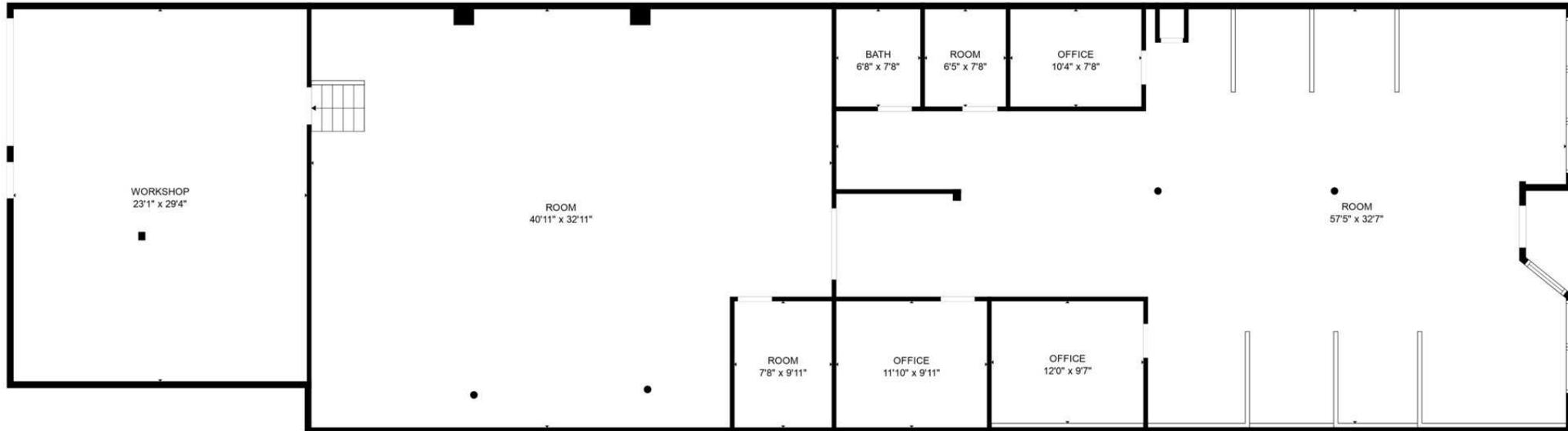
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Floor Plans

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Discover Shakopee: A City on the Rise:

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Shakopee is buzzing with energy—from its vibrant downtown and growing social district to beloved community events like Rhythm on the Rails, a FREE six-week outdoor summer concert series that brings live music, food trucks, local vendors, and community fun to the heart of the city. Held outdoors along the rail corridor in downtown Shakopee, the event draws families, residents, and visitors together for weekly summer nights filled with entertainment and connection.



Mystic Lake Amphitheater

Just an 8-minute drive from the site, the new 19,000-seat Mystic Lake Amphitheater is slated to open in summer 2026, bringing one of Minnesota's largest outdoor music venues to the area. With major redevelopment planned around Canterbury Park and a thriving, ever-improving downtown scene, Shakopee offers unmatched momentum and community appeal.



Add text heRe...

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Location Map

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