

FOR SALE



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

230 1st Ave E

Shakopee, MN 55379

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com

www.expcommercial.com

# Property Details & Highlights

230 1st Ave E, Shakopee, MN 55379

FOR SALE

Property Type	Office/Retail
Sale Price:	Negotiable
APN	270011840
Building Size	4,125 SF
Year Built	1950
Average Floor Size	4,125 SF

**Listing Summary:** 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 667sq ft of warehouse use in the back also featuring 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.

## Location Description:

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.**
- **-Easy access to major routes and positioned within a growing local economy.**
- **Property Taxes: 2025 \$7,944**

Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

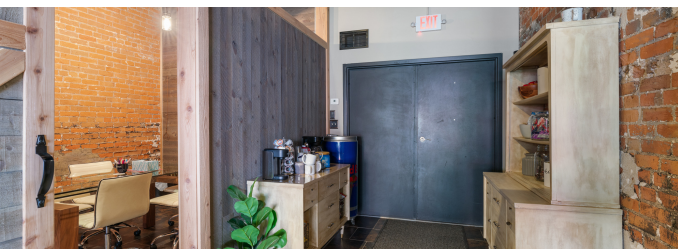
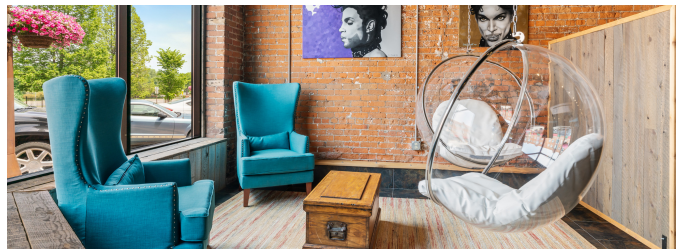
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. 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



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



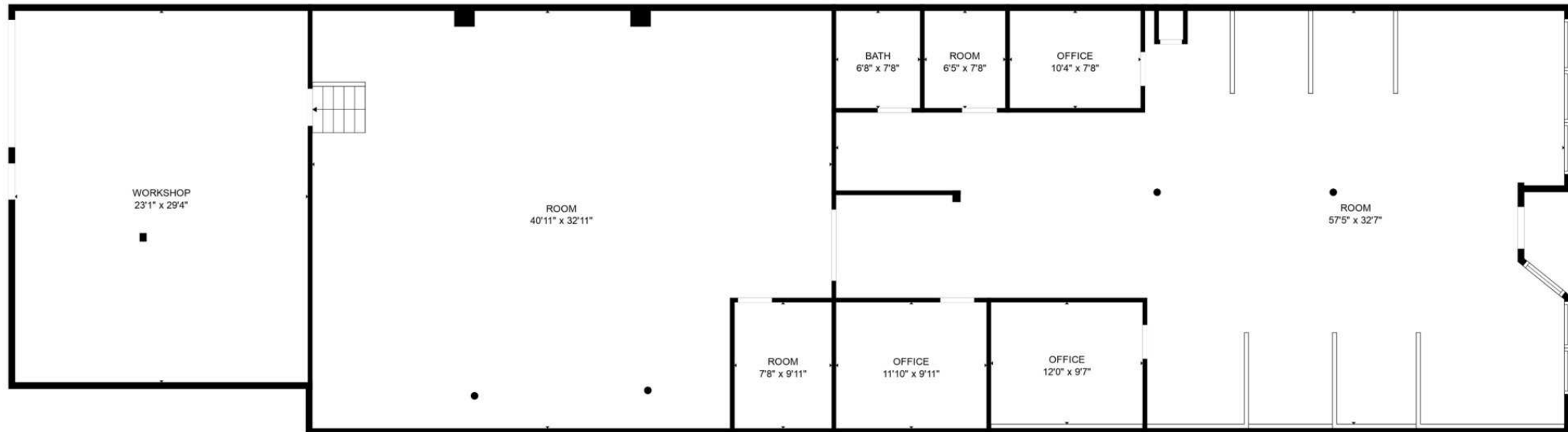
**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

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.

# Floor Plans

230 1st Ave E, Shakopee, MN 55379

*FOR SALE*



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

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.



# Discover Shakopee: A City on the Rise:

230 1st Ave E, Shakopee, MN 55379

*FOR SALE*

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.

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.



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

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*



Scott Naasz

612.819.8285

scott.naasz@expcommercial.com



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS

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.