

COMMERCIAL FOR SALE

7380 COUNTY ROAD 101 E, SHAKOPEE, MN 55379



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LOT SIZE:	3 Acres
BUILDING SIZE:	5,600 SF
CURRENT ZONING:	B1 Highway Business
GUIDED:	Industrial
TAXES :	\$27,296

PROPERTY OVERVIEW

Commercial building on 3 acres at prime location on County Road 101.

PROPERTY HIGHLIGHTS

- Office approximately 2,100 SF
- Shop approximately 3,500 SF
- Traffic count- 16,800 daily
- 4 drive-in doors
- Approximately 12'-14' clear height
- I-494- 7 miles
- I-35W- 8 miles
- Currently licensed for vehicle sales
- CUP for outside storage of vehicles and vehicle sales
- Building expansion potential
- New owner could continue current use or request rezoning to I1/I2

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

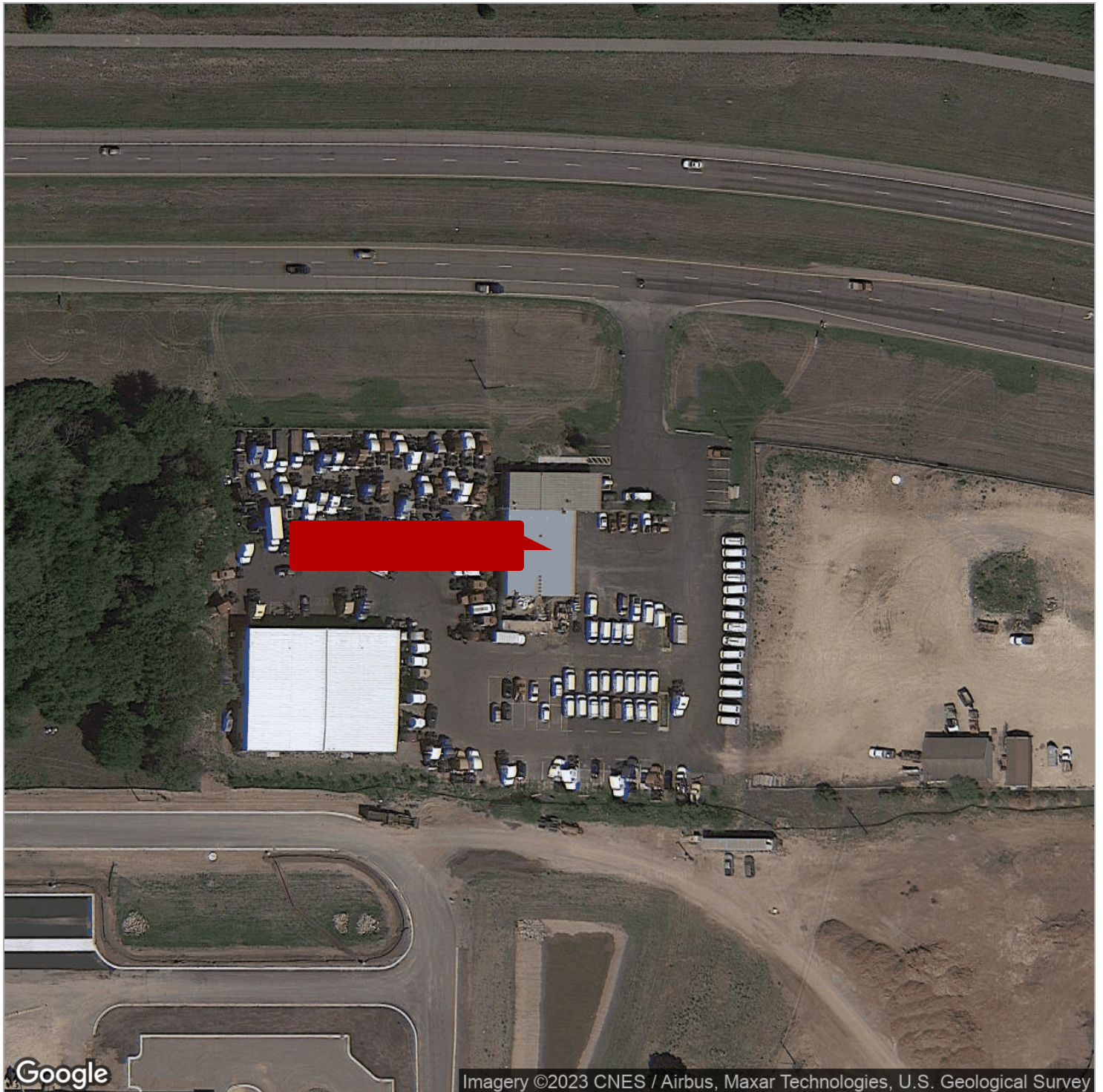
JEFFREY MEEHAN
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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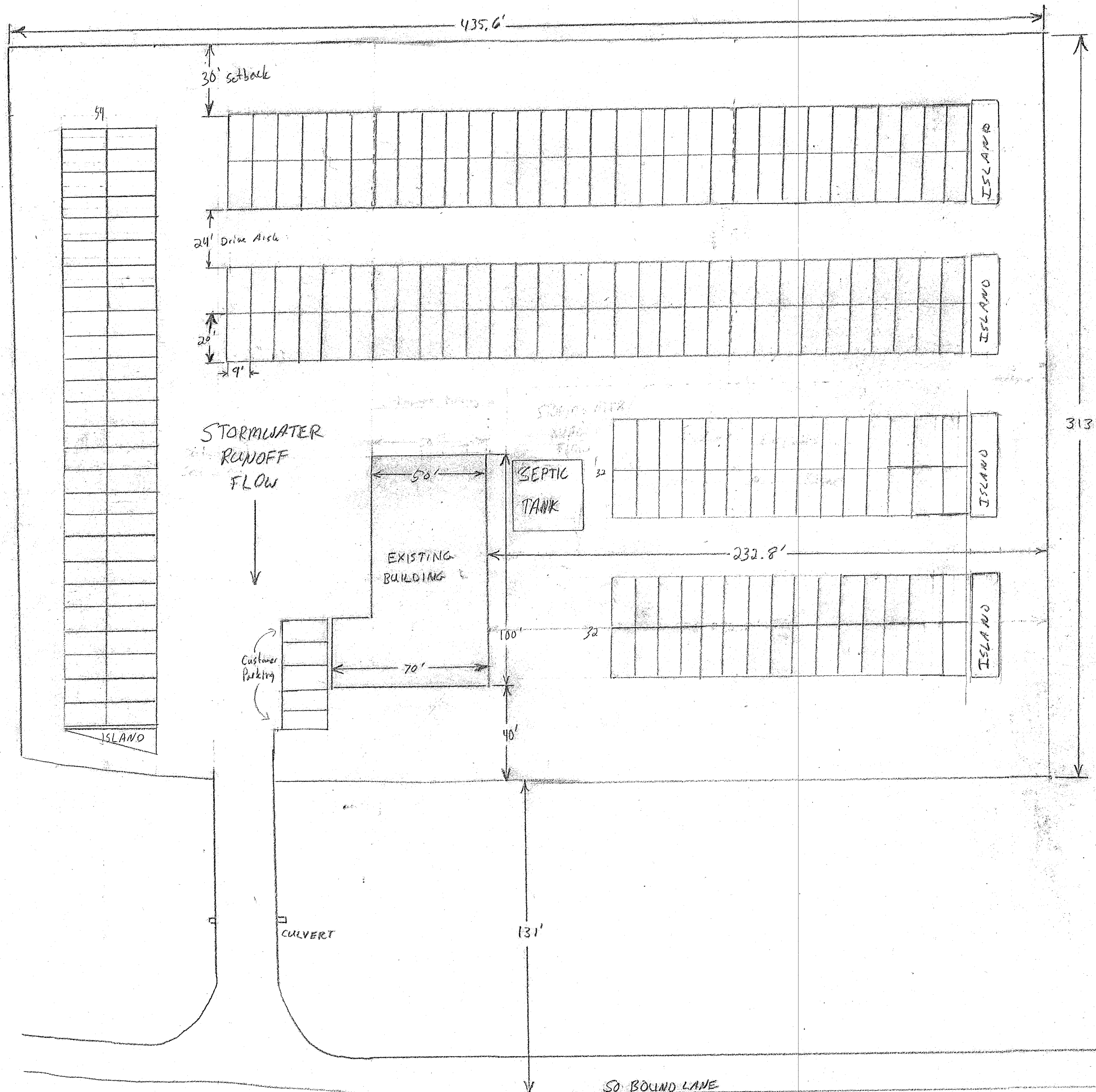


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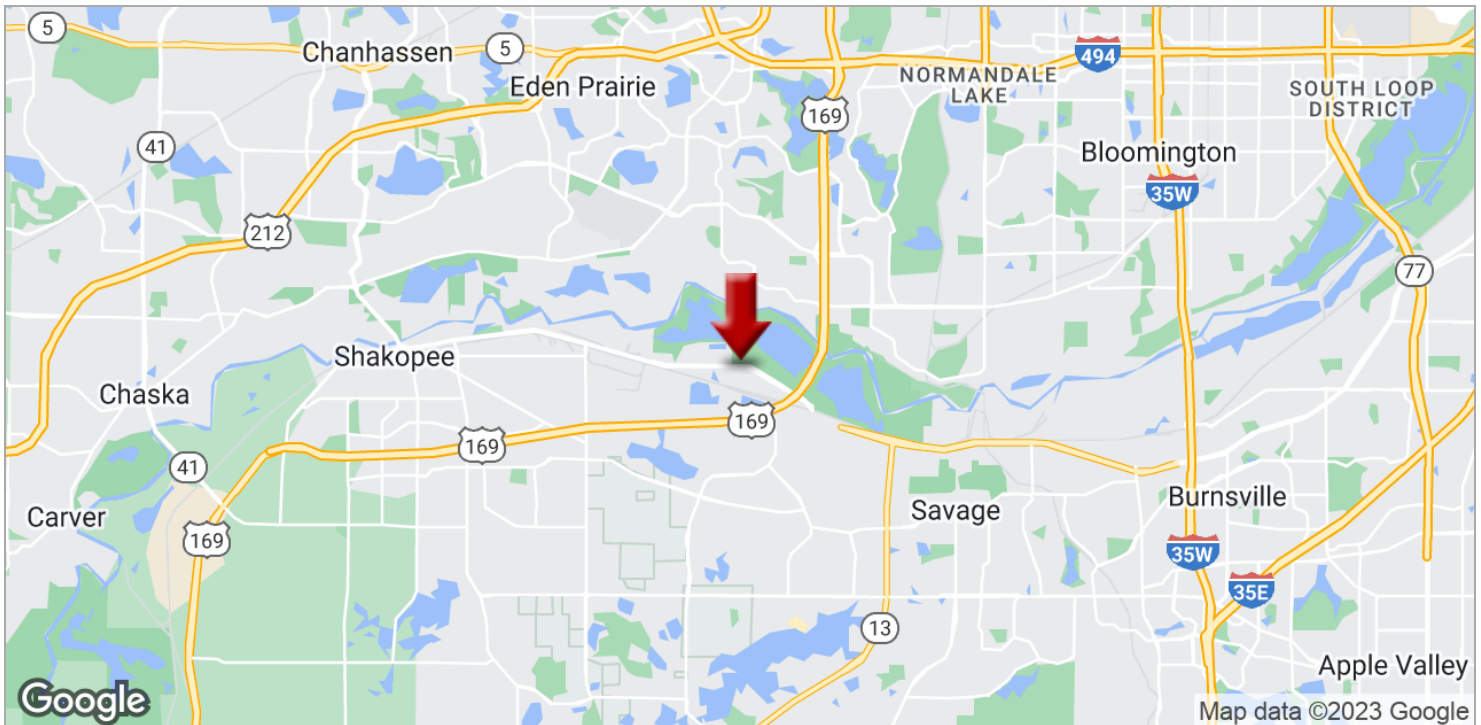
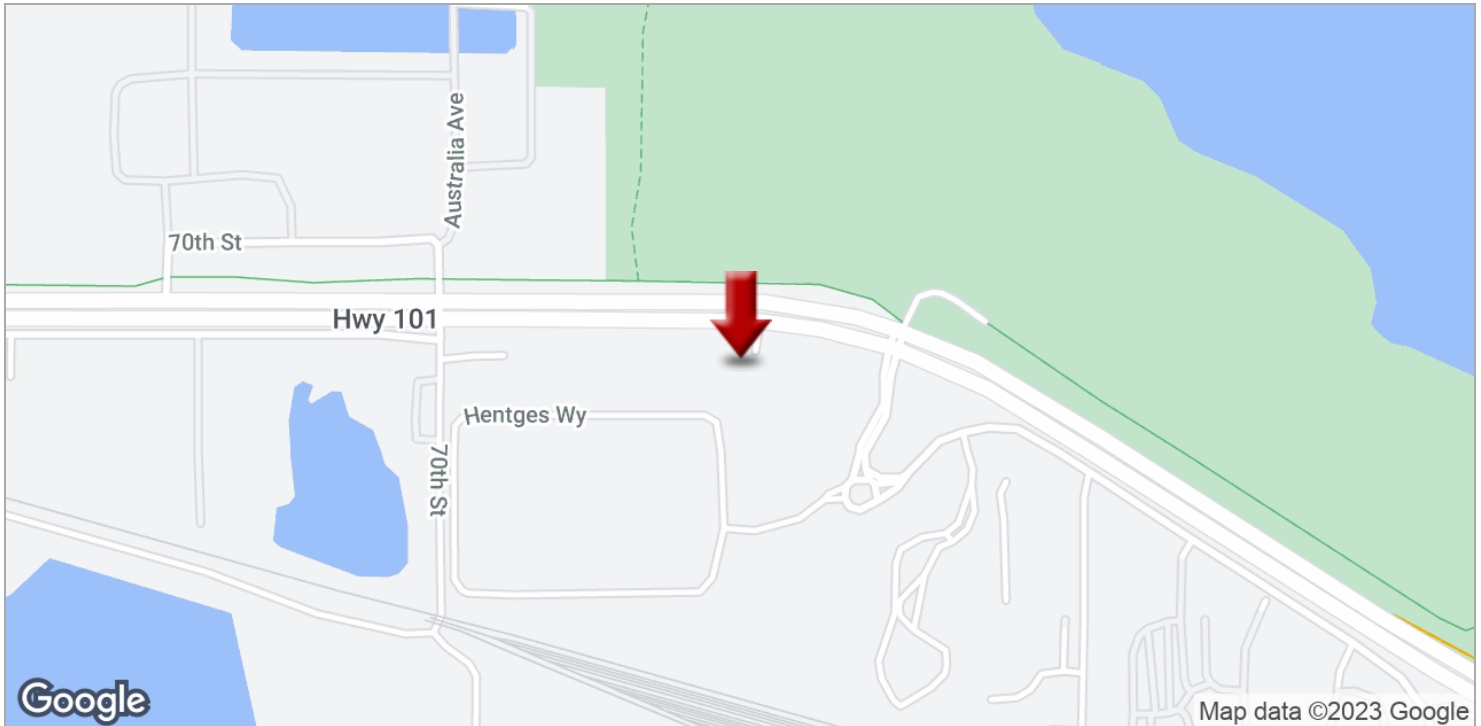
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SCALE: 1"=30'	APPROVED BY:	DRAWN BY: RTS
DATE: 10-24-05		REVISED: 12-2-05
7380 Highway 101 E Shakopee, MN 55379		
		DRAWING NUMBER

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Eden Prairie

Site

Bloomington

Savage

Prior Lake

Minnesota River

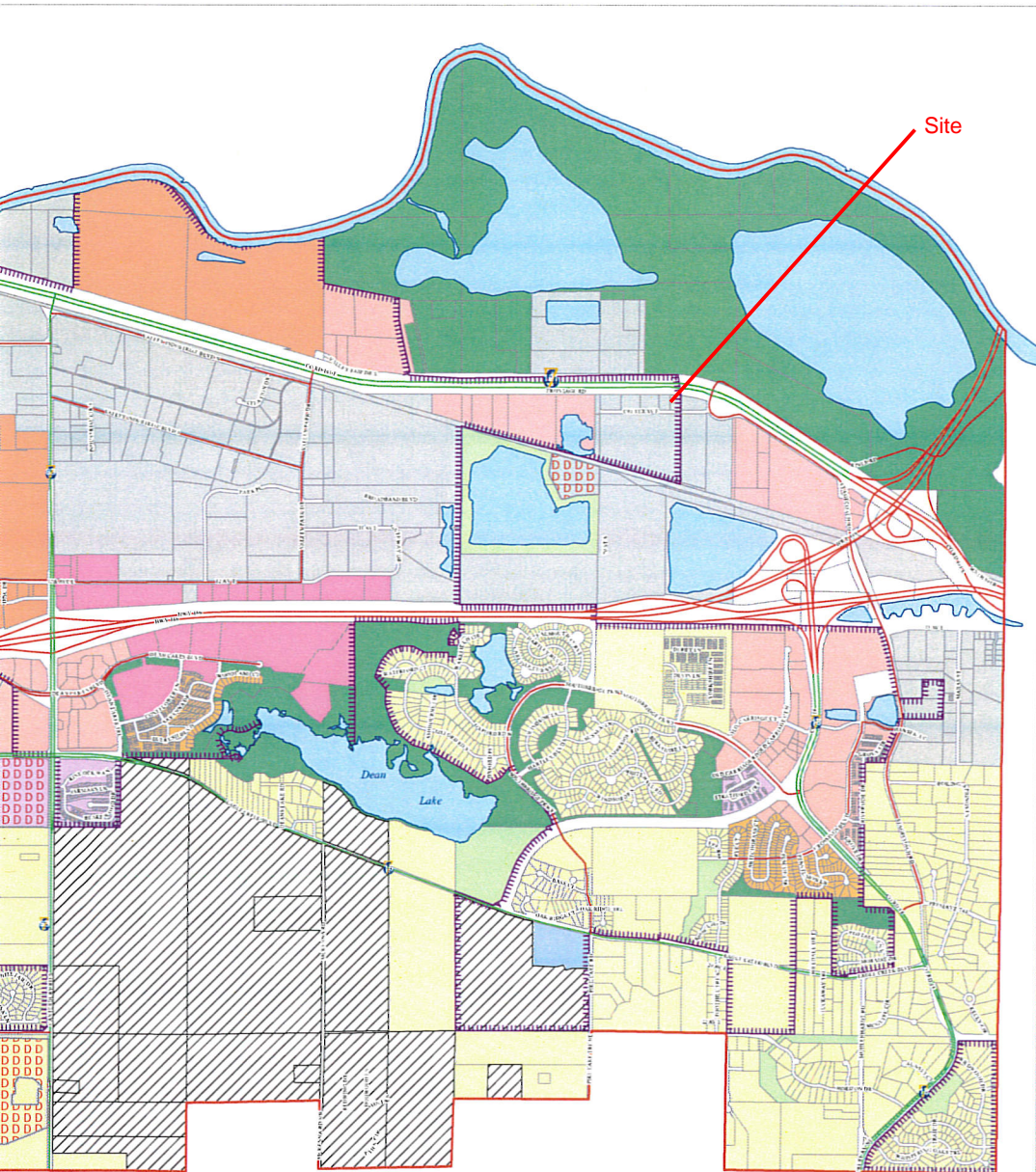


Zoning Map

-  PUD Overlay
-  Mining Overlay
-  City Boundary
-  MUSA Boundary
-  Shoreland District
-  Waters
-  Shakopee Mdewakanton Sioux Community
- Current Zoning**
- District**
-  AG, Agricultural Preservation
-  B1, Highway Business
-  B2, Office
-  B3, Central Business District
-  BP, Business Park
-  CC, Community Commercial
-  I1, Light Industry
-  I2, Heavy Industry
-  MR, Major Recreation
-  NC, Neighborhood Commercial
-  NONE Established
-  PRD, Planned Residential District
-  R1A, Low Density Residential
-  R1B, Urban Residential
-  R1C, Old Shakopee Residential
-  R2, Medium Density Residential
-  R3, Multiple Family Residential
-  R4, High Density Residential
-  RR, Rural Residential
-  SRR, Sewered Rural Residential



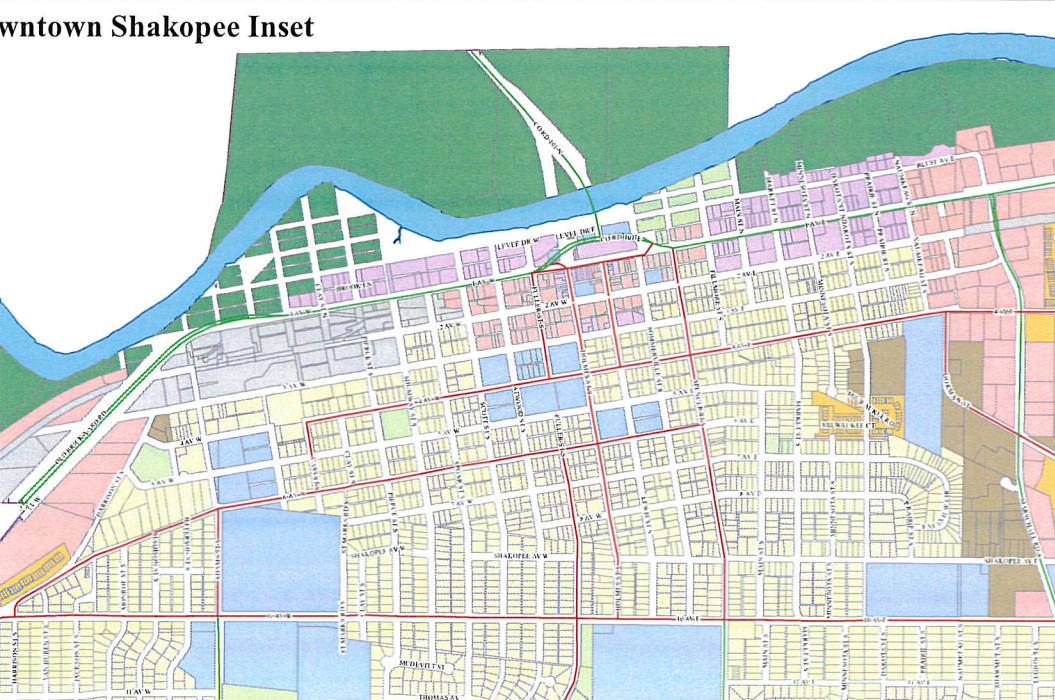
July, 2017



Proposed Land Use

- City Boundary
- Potential Aggregate Mining Area
- Existing MUSA Boundary
- SMSC Property in Fee / Trust
- Proposed Land Use Designation
- Business Park
- Commercial
- Entertainment
- Industrial
- Institutional
- Mixed Use
- High Density Residential
- Medium Density Residential
- Single Family Res. (3-5 Units/ Acre)
- Open Space
- Park

Downtown Shakopee Inset

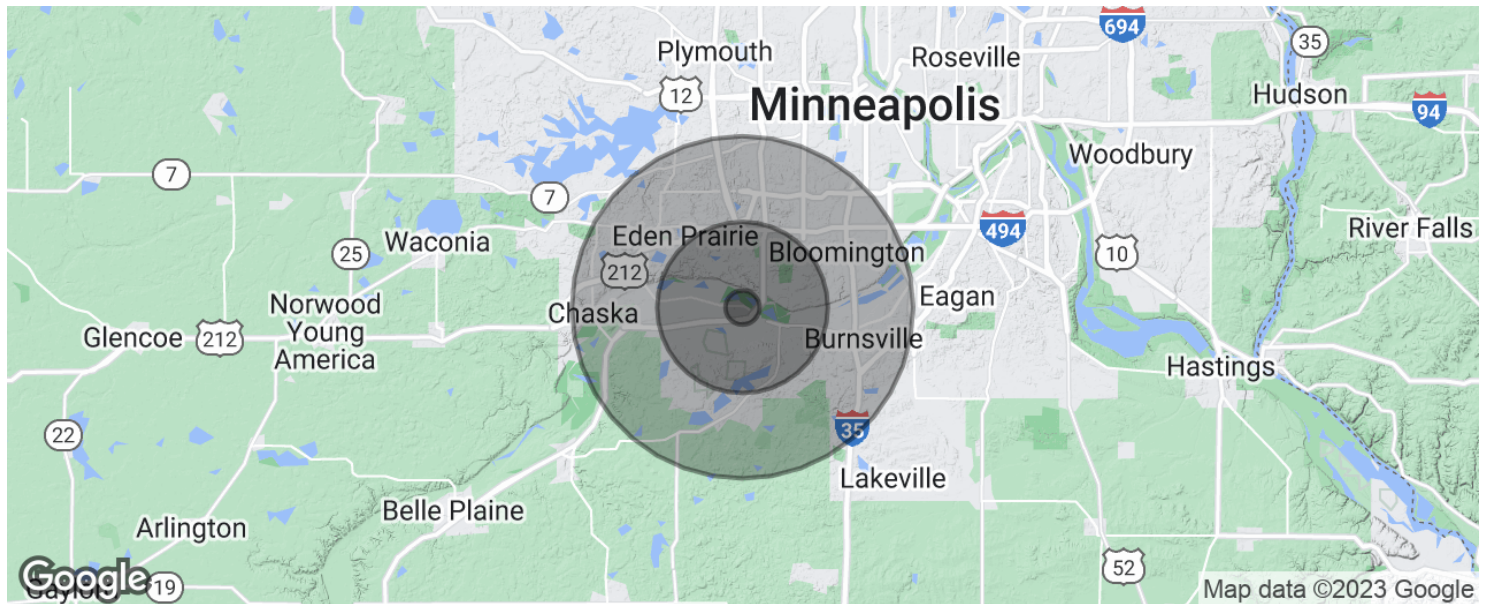


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,603	98,255	454,758
Median age	32.3	37.5	38.9
Median age (Male)	31.8	36.2	37.9
Median age (Female)	32.8	38.2	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	957	38,345	182,498
# of persons per HH	2.7	2.6	2.5
Average HH income	\$92,866	\$109,237	\$100,820
Average house value	\$280,446	\$352,833	\$353,799

* Demographic data derived from 2020 ACS - US Census

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