



MLS 6613026 Commercial

**\$199,950**

132 1st Avenue  
Motley MN 56466

Status: Active

#### Description:

Opportunity Alert! This is your chance to own and occupy a versatile, well-maintained property in the heart of Motley. Renovated in 2015 with a roof under 8 years old, this 88,583-square-foot site offers incredible potential. Originally a school, it also features a turn-of-the-century creamery with gas and water utilities, plus a heated three-car garage with insulated upstairs storage. The main building, built in 1978, is equipped with two gymnasiums (one from 1978 and another from 1954), an industrial kitchen in top condition with a dishwasher, and walk-in refrigerator and freezer. The newer section boasts 12-foot ceilings and drive-in capabilities, making it perfect for industrial or recreational uses. Situated on 5.4 acres, zoned in-town-flexible, this property can be divided both inside and out. Ideal for businesses requiring multiple uses on one site or those seeking expansion opportunities. Whether you're an industrial player or have recreational visions, this property is move-in ready and offers endless potential. Don't wait this is a MUST-SEE opportunity for anyone looking for a high-value investment with room to grow! Act fast!

#### Additional Details:

Year Built	1954
Lot Acres	5.4
School District	2170
Taxes	\$21,908
Taxes with Assessments	(unreported)
Tax Year	2024

#### Additional Features:

**Fuel:** Natural Gas **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected

#### Driving Directions:

From Motley, South on US-10 to Left on Main St E to Right on 1st Ave S to Property on Left.



Listed By:  
Keller Williams Premier Realty

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