



GRASSROOTS
REALTY GROUP

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**100 Shantz Drive
Didsbury, Alberta**

MLS # A2302415



\$396,900

Division: NONE

Lot Size: 2.92 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C1

Water: -

Sewer: -

Utilities: -

Prime 2.92 Acre Development Opportunity in Shantz Village Corridor! Exceptional opportunity to secure 2.92 acres of commercially zoned (C1) land in one of Didsbury's fastest-growing areas—the highly sought-after Shantz Village corridor. Positioned in the heart of ongoing and future development, this parcel offers outstanding exposure and long-term upside. With strong potential for rezoning to RC2, this property opens the door to a wide range of mixed-use development opportunities, including commercial ventures and residential projects of varying densities. Whether you're planning retail, multi-family, or a hybrid development, this site provides the flexibility investors and developers are looking for. Priced aggressively at only \$135,000 per acre, this is a rare chance to acquire land at a highly competitive basis in a rapidly expanding market. Comprehensive due diligence has already been completed, with key reports and documentation available, including: • Phase I Environmental Site Assessment • Geotechnical Report • Land Survey • Water & Sewer information Surrounded by growing commercial amenities and residential expansion, this parcel is perfectly positioned for future growth and strong returns. Don't miss this strategic investment opportunity in Didsbury's next development hotspot!