



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**400, 500, 600 Shantz Drive
Didsbury, Alberta**

MLS # A2133457



\$299,000

Division: NONE

Lot Size: 1.00 Acre

Lot Feat: Irregular Lot, Level, See Remarks, Views

By Town: -

LLD: 19-31-1-W5

Zoning: C-1

Water: Public

Sewer: -

Utilities: -

Three commercial lots for sale in Shantz Village Phase 2 totalling 5.98 Acres. Asking price is \$299,000 per Acre. Lot 4 (400 Shantz Village 2024 tax: \$8,340.00 | Size: 3.010 AC | LINC: 0035569277). Lot 5 (500 Shantz Village 2024 tax: \$4,239.44 | Size: 1.530 AC | LINC: 0035569285) Lot 6 (600 Shantz Village 2024 tax: \$3,990.09 | Size: 1.440 AC | LINC: 0035569293). Land Use: C-1 General Commercial. Anchored By Buy-Low Foods, Dollarama & Pet Valu. Retail stores, walking paths, mixed use commercial and a new large multi residential development (have your Realtor call for more details). Proposed Liquor store and Cannabis outlet. Didsbury is located just off of QEII Highway, approx 70 km from the Calgary International Airport, or 47 minutes drive. There is a 9-hole golf course, aquatic centre, two ice rinks, softball/baseball diamonds, parks and playgrounds. There is also a hospital, an RCMP detachment as well as the Olds-Didsbury Airport, primarily for small aircraft, general aviation, and a helipad for STARS air ambulance to land. Located beside the newly announced Development with 207 unit residential rental development.