

\$4,995,000 - 95 Shay Road, Huntsville (chaffey)

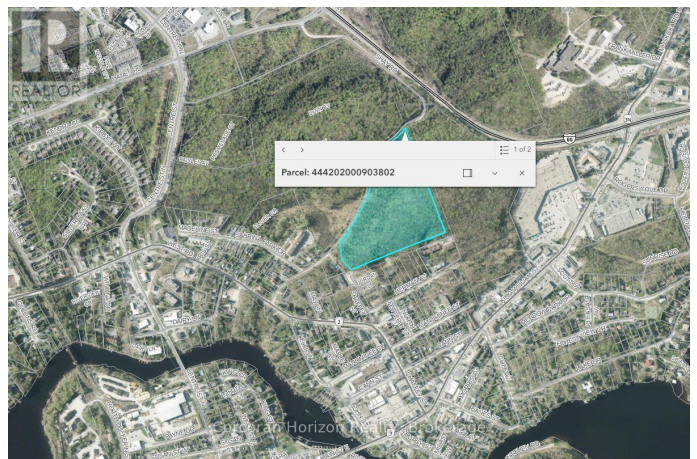
MLS® #X12377596

\$4,995,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 1460.81 Acres

Chaffey, Huntsville (chaffey), Ontario

95 Shay Road, Huntsville, Ontario. Residential Development Opportunity. This prime 18.8-acre parcel is located just a 10-minute walk from downtown Huntsville and offers a fully conceptualized plan for 195 residential units. The design includes 150 apartment units across two 4-story buildings with ground level garage parking and 45 two-story townhomes in 9 blocks. The site's elevated position will provide views over the town while offering convenient access to boutique shopping, dining, cultural amenities, resorts, skiing, and boating on Huntsville's 4 lake chain. Zoned R4, the property is well positioned for mid-density residential development with the potential for greater density if desired. A full set of supporting reports and studies have been completed, including planning justification, survey, environmental, archaeological, architectural, engineering, traffic, storm water, and landscape design. Calculated at \$24,000 per apartment unit plus \$31,000 per townhome unit, this development is well below other local pricing. Vendor Take Back financing is available on favorable terms, and joint venture opportunities may be considered depending on the exit strategy. Huntsville is Muskoka's largest and fastest-growing community, with strong demand for housing from permanent residents, seasonal buyers and renters. Shay Rd offers an excellent MLI Select opportunity for long term investors. The market is supported by steady population growth,



tourism activity, government incentives for green development, and limited supply of high-quality mid-density housing. This site represents an exceptional opportunity for developers and investors to capitalize on one of Ontarios most desirable real estate markets.
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Essential Information

Listing #	X12377596
Price	\$4,995,000
Bathrooms	0.00
Acres	1,460.81
Type	Vacant Land

Community Information

Address	95 Shay Road
Subdivision	Chaffey
City	Huntsville (chaffey)
Province	Ontario
Postal Code	P1H1L2

Amenities

Utilities	Cable, Electricity, Sewer
Features	Sloping

Listing Details

Listing Office	Corcoran Horizon Realty
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