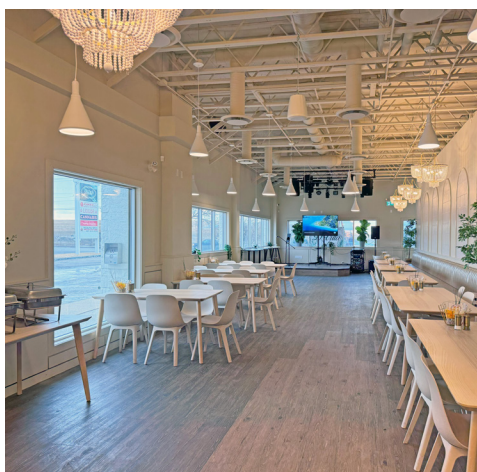
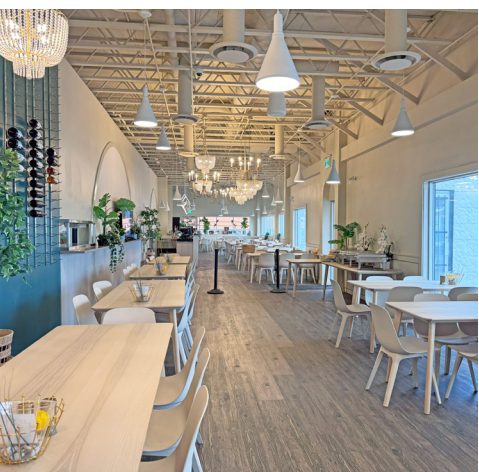




Price Reduced



FOR SALE

**±4,200 SF on
±0.46 AC**

**FREESTANDING
RESTAURANT**

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

Turn-Key Restaurant

High-Visibility | Quality Finishes | 460 Erin Woods Dr SE, Calgary, AB T2B 1N3

PROPERTY HIGHLIGHTS

- ±4,200 SF single-storey freestanding restaurant building
- Situated on a ±0.46 acre fully paved and serviced site
- Recently renovated with high-end interior finishes and fixtures
- Flexible C-N2 zoning allowing for various uses such as Health Care Services (Medical) or Place of Worship (Church)
- Brand new roof installed in 2025
- Ideal event space with an occupancy load of 150 people
- Walk-in freezer and cooler included
- Located within the established residential community of Erin Woods in southeast Calgary
- Excellent visibility at the high-traffic corner of Erin Woods Drive and 52nd Street with strong signage opportunities
- Convenient access to major transportation routes including Peigan Trail, Deerfoot Trail, Stoney Trail, and 52nd Street SE
- Ample on-site customer parking and rear lane access

For more information,
please contact:



Brody Butchart | Senior Associate
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bbutchart@naiadvent.com

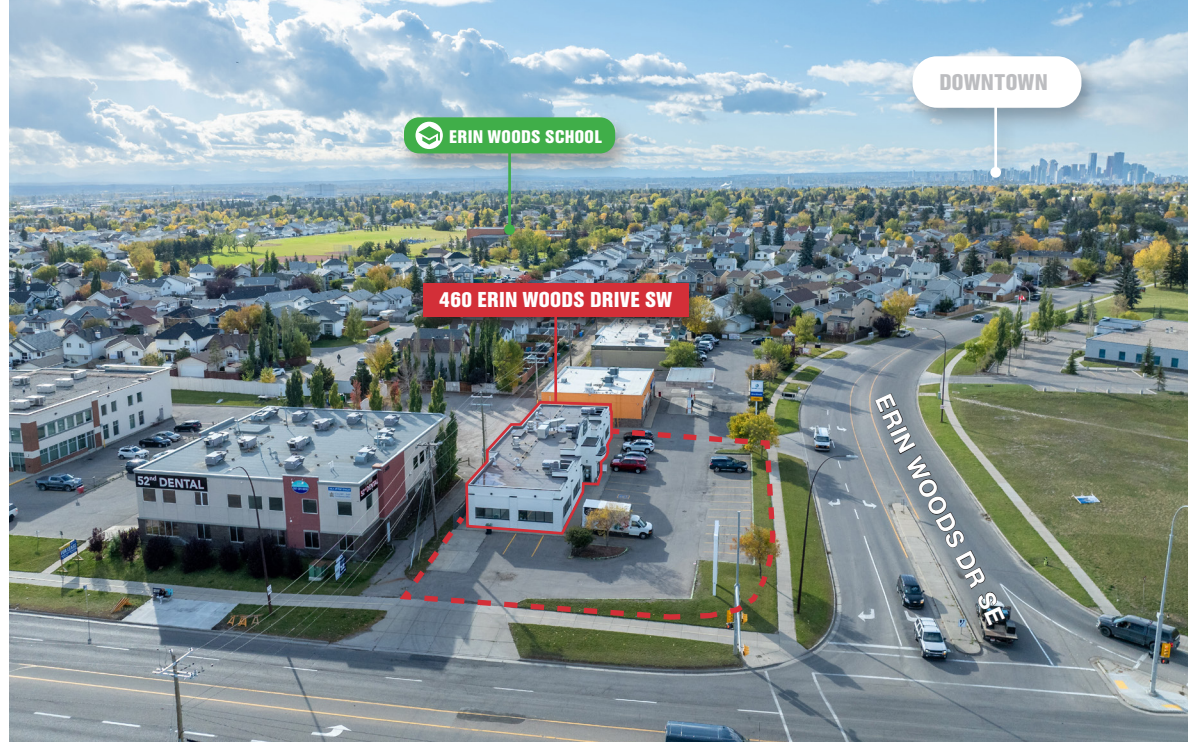
📍 3633 8 St SE, Calgary, AB T2G 3A5

📞 403 984 9800

🌐 naiadvent.com

ABOUT THE PROPERTY

SHORT LEGAL	0812742;3
YEAR BUILT	1990
SUBDIVISION	Erin Woods
SITE SIZE	±20,038 SF (±0.46 Acres)
BUILDING SIZE	±4,200 SF
ZONING	C-N2 (Commercial - Neighbourhood 2)
TAXES	\$33,616.04 (2025)
PARKING	Ample
ASKING PRICE	\$2,700,000 \$2,500,000



For more info,
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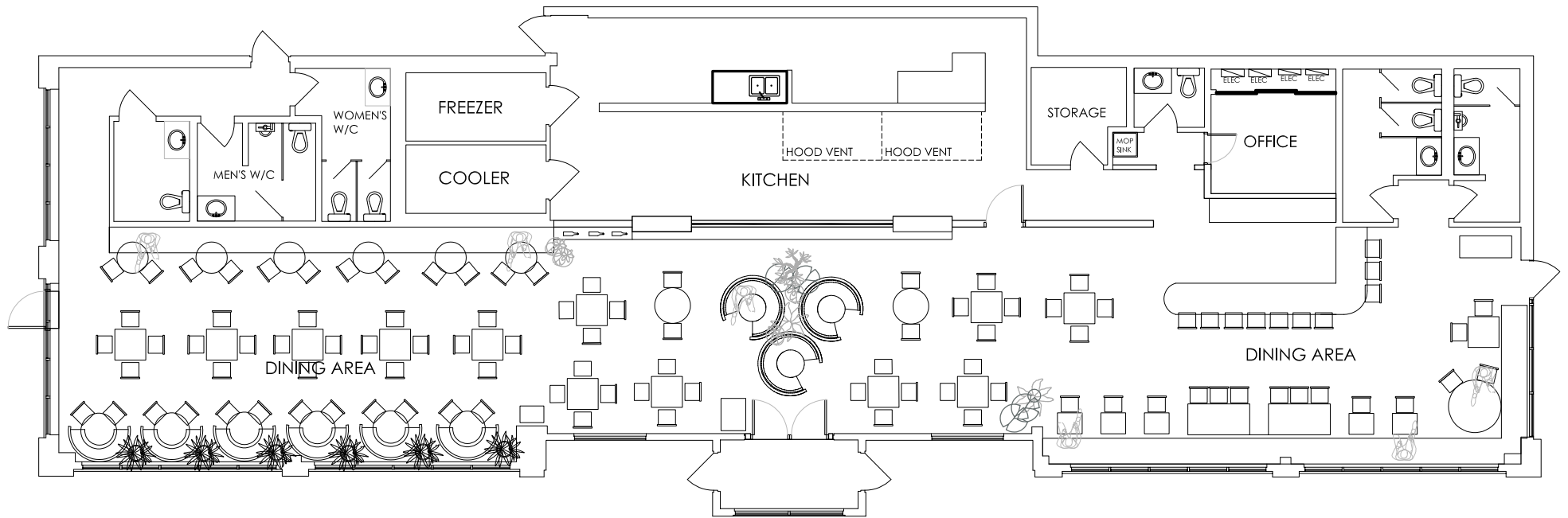
Liliya Chukleva
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lichukleva@naiadvent.com

FOR SALE

Turnkey Restaurant

460 Erin Woods Dr SE, Calgary, AB T2B 1N3 | Erin Woods

CONCEPT PLAN



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