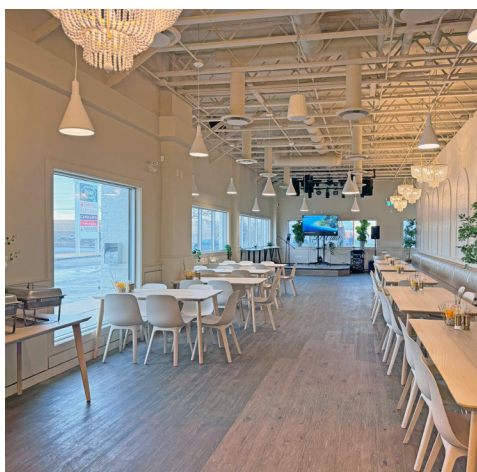
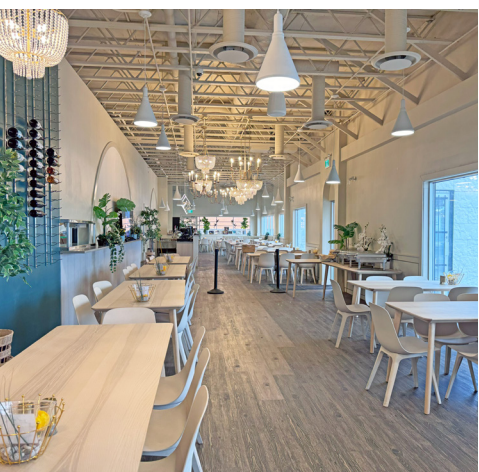




Price Reduced



FOR SALE

**±4,200 SF on
±0.46 AC**

**FREESTANDING
RESTAURANT**

Stand-Alone Building

High-Visibility | Quality Finishes | 460 Erin Woods Dr SE, Calgary, AB T2B 1N3
Medical Uses Permitted Under C-N2 Zoning

PROPERTY HIGHLIGHTS

- ±4,164 SF single-storey freestanding building — well-suited for a medical clinic, pharmacy, or allied health use
- Situated on a ±0.46 acre fully paved and serviced site.
- Recently renovated with high-end interior finishes, fixtures, and an efficient layout adaptable to exam rooms, treatment areas, or retail pharmacy counter space
- Brand new roof installed in 2025
- Flexible open floorplan with an occupancy load of up to 150 people
- Excellent visibility and signage exposure at the high-traffic corner of Erin Woods Drive and 52nd Street SE, ideal for patient-facing and pharmacy retail identification
- Convenient access to major transportation routes, including Peigan Trail, Deerfoot Trail, Stoney Trail, and 52nd Street SE, supporting easy access from across SE Calgary
- Ample on-site customer parking plus rear lane access

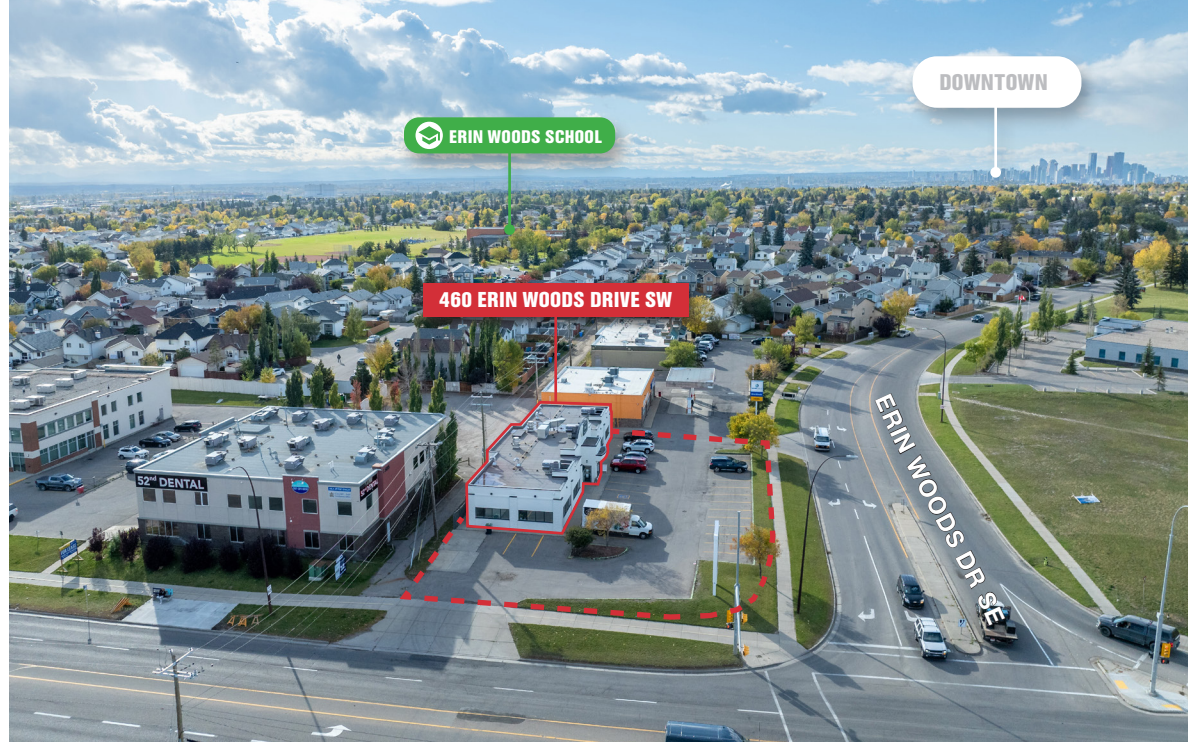
For more information,
please contact:



Brody Butchart | Senior Associate
+1 403 389 7857
bbutchart@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



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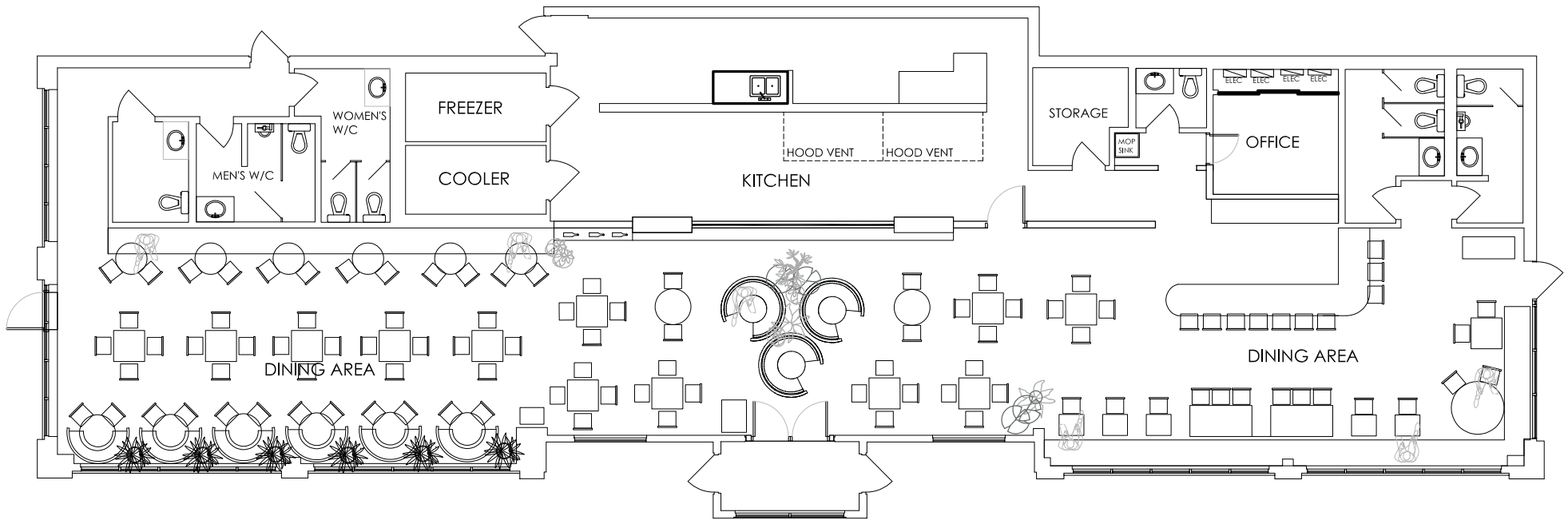
Liliya Chukleva
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FOR SALE

Turnkey Restaurant

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

CONCEPT PLAN



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