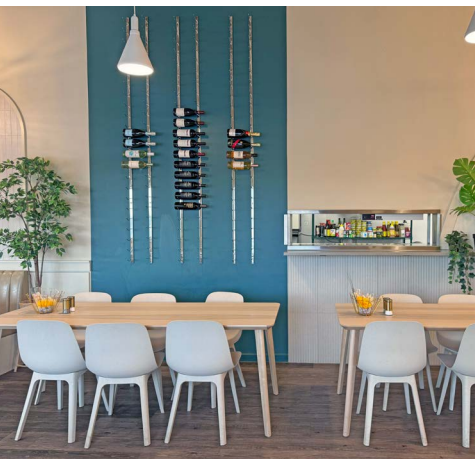




Price Reduced



FOR SALE
±4,200 SF on
±0.46 AC

**FREESTANDING
RESTAURANT**

Turnkey Restaurant

High-Visibility | Quality Finishes

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

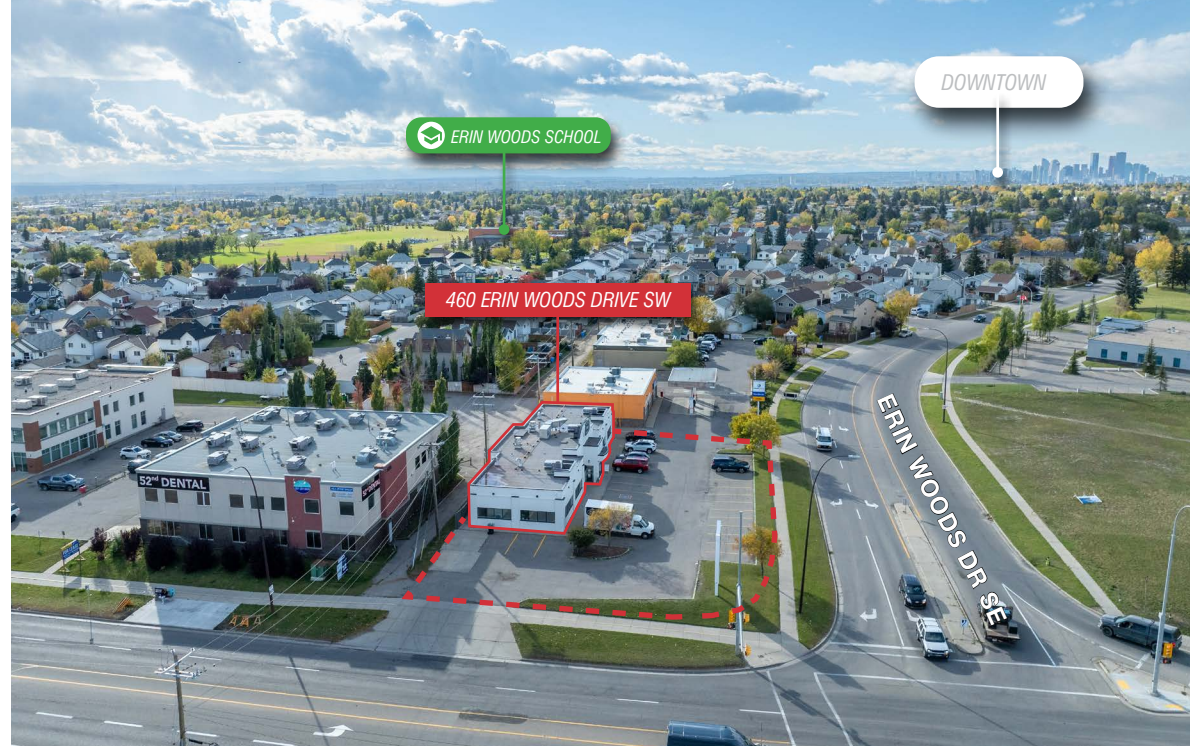
PROPERTY HIGHLIGHTS

- ±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 Child Care Services (daycare) 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
- Kitchen equipment and restaurant fixtures all negotiable
- 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

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.

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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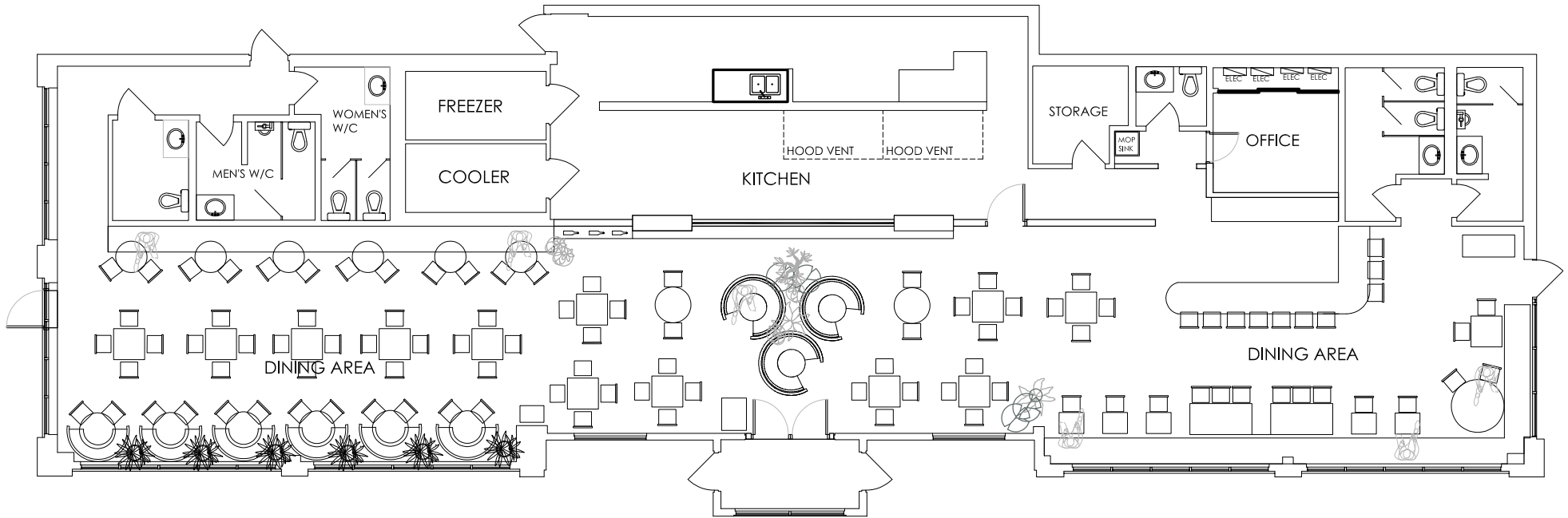
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FOR SALE

Turnkey Restaurant

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CONCEPT PLAN



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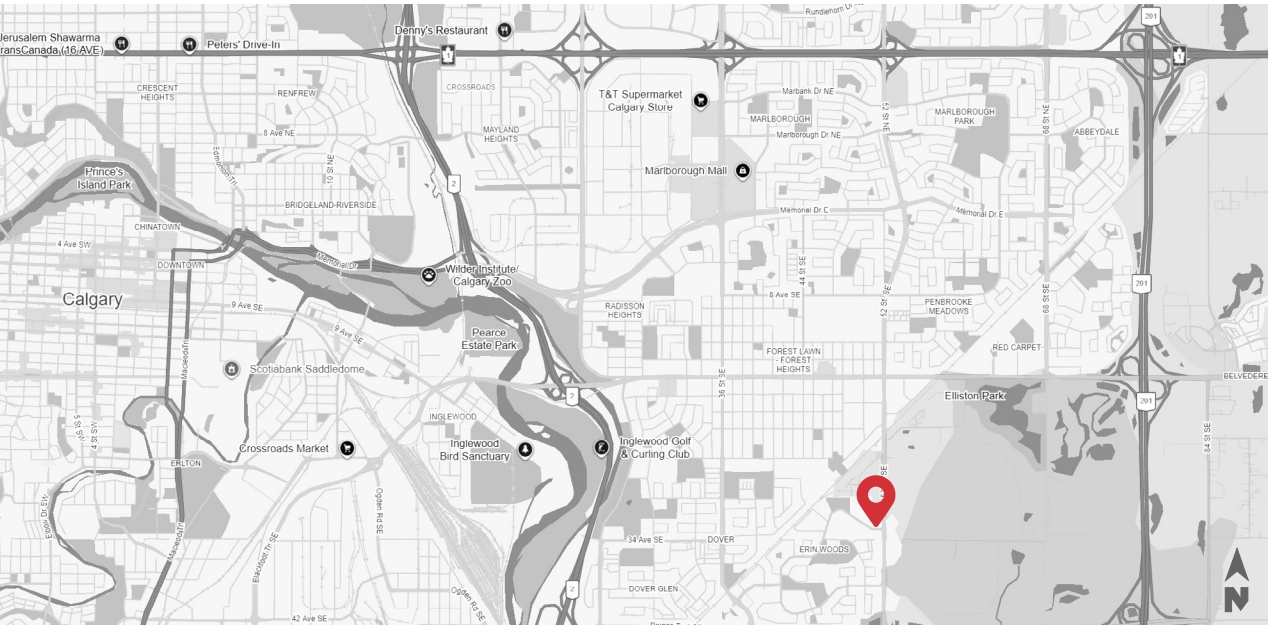
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