



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

Turnkey Restaurant

High-Visibility | Quality Finishes

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

PROPERTY HIGHLIGHTS

- ±4,164 SF single-storey freestanding restaurant building
- Situated on a ±0.46 acre fully paved and serviced site
- Recently renovated restaurant with high-end interior finishes and fixtures
- 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

FOR SALE

**±4,164 SF on
±0.46 AC**

**FREESTANDING
RESTAURANT**

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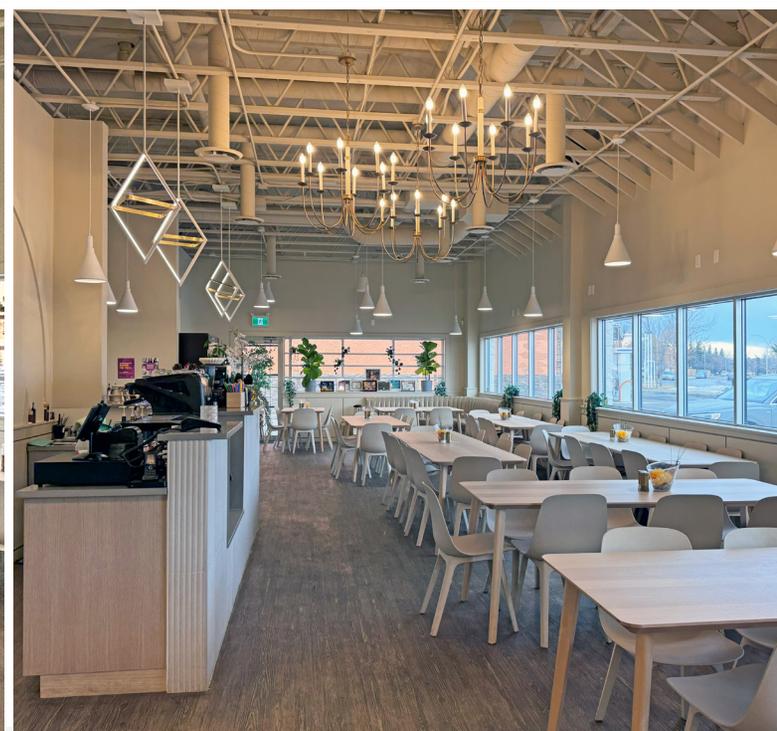
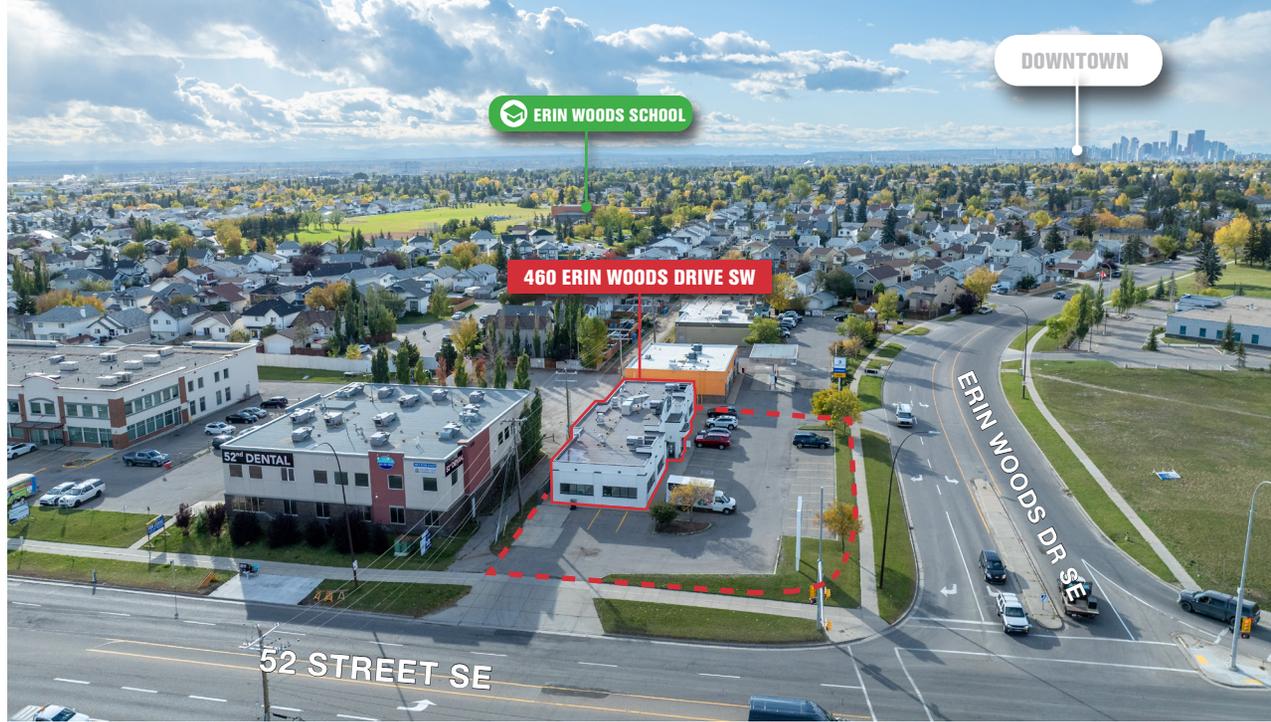
 3633 8 St SE, Calgary, AB T2G 3A5

 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	±4,164 SF
ZONING	C-N2 (Commercial - Neighbourhood 2)
TAXES	\$33,616.04 (2025)
PARKING	Ample
ASKING PRICE	\$2,700,000



For more info,
please contact:



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



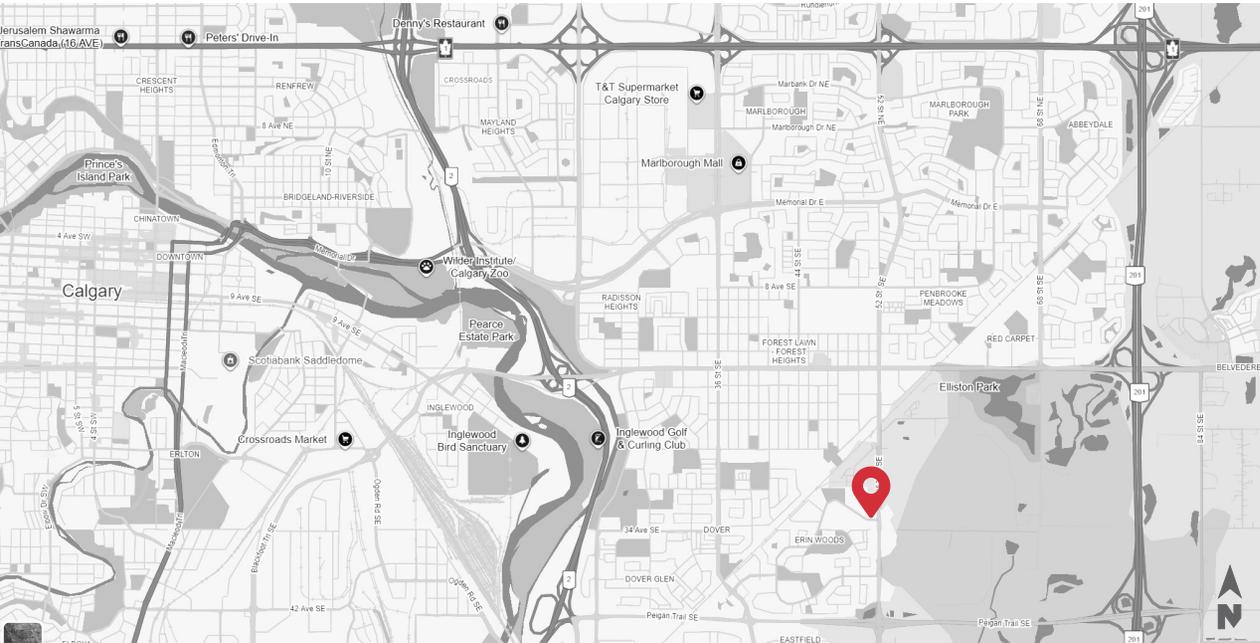
Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com



For more info,
please contact:



Brody Butchart
+1 403 389 7857
bbutchart@naiadvent.com



Jamie Coulter, SIOR
+1 403 835 1535
jcoulter@naiadvent.com



Kaile Landry
+1 403 669 3050
klandry@naiadvent.com



Jennifer Myles
+1 403 975 2616
jmyles@naiadvent.com