

# 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 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

FOR SALE

**±4,200 SF on  
±0.46 AC**

**FREESTANDING  
RESTAURANT**

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🌐 [naiadvent.com](http://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



For more info,  
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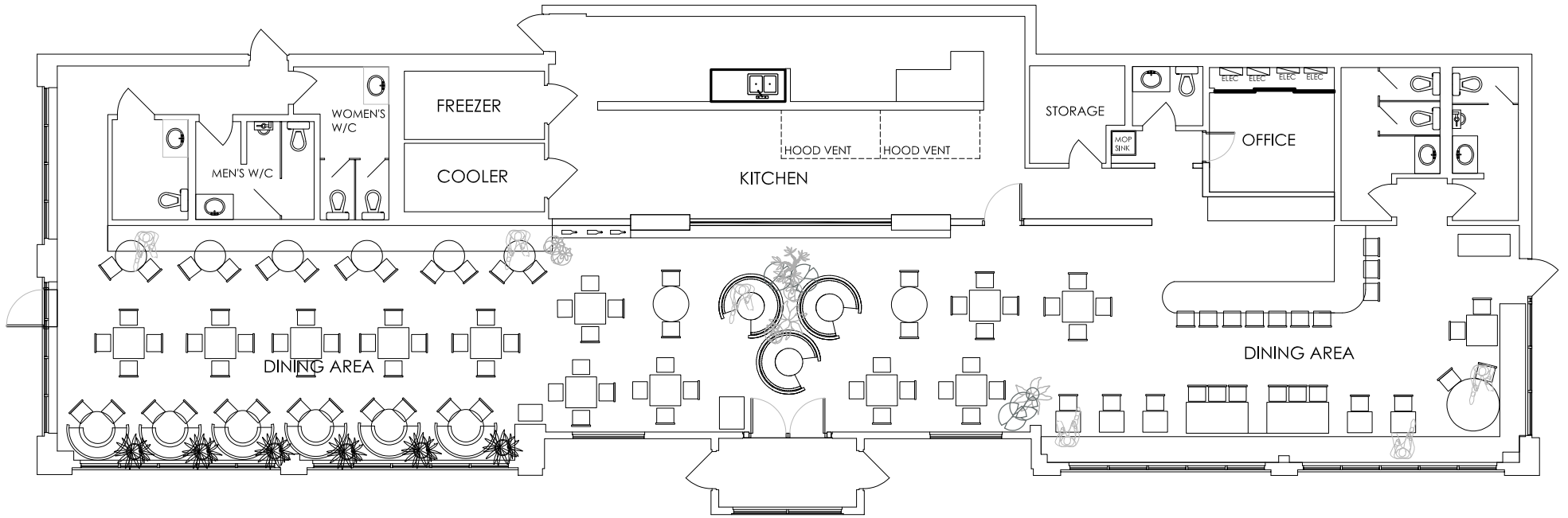
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**FOR SALE**

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**CONCEPT PLAN**



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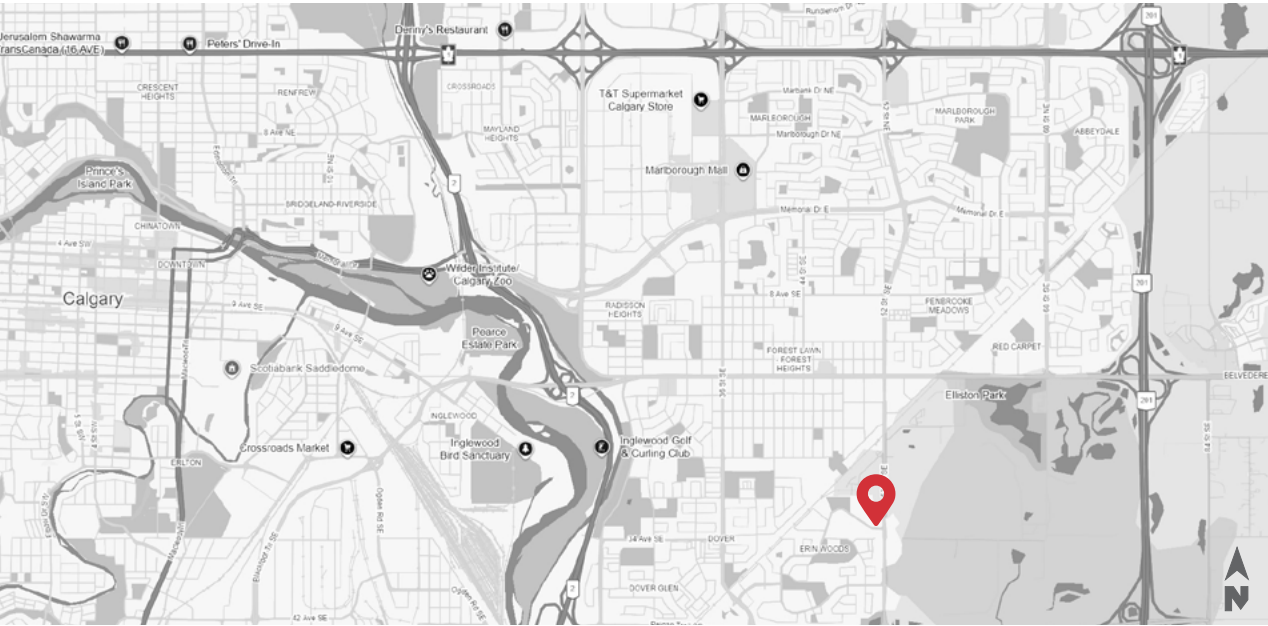
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