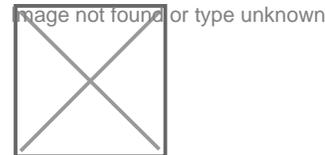


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

460 ERIN WOODS DRIVE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34258

MLS ID:
A2290719

\$2,700,000



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662

 460 Erin Woods Drive SE, Calgary , Alberta T2G 3A5

Transaction Type For Sale	Days On Market 56	Zoning C-N2
Subdivision Erin Woods	Building Type Free-Standing	Year Built 1990
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0812742	Building Area (Sq. Ft.) 4200.00	Building Area (Sq. M.) 390.19
Lot Size (Sq. Ft.) 20037	Lot Size (Acres) 0.46	Lot Features Paved, See Remarks, Street Lighting
Commercial Amenities Cooler(s), Freezer(s), See Remarks	Access to Property Paved Road	Inclusions See remarks
Restrictions See Remarks	Reports Call Lister	

Click brochure link for more details** This ±4,200 SF single-storey freestanding restaurant building sits on a ±0.46 acre fully paved and serviced site in the established residential community of Erin Woods in southeast Calgary. Recently renovated with high-end interior finishes and fixtures, the property also features a brand new roof installed in 2025. Designed as an ideal event space with an occupancy load of 150 people, it includes a walk-in freezer and cooler, with kitchen equipment and restaurant fixtures negotiable. The flexible C-N2 zoning allowing for various uses such as Child Care Services (daycare) or Place of Worship (church). Prominently located at the high-traffic corner of Erin Woods Drive and 52nd Street SE, the property offers excellent visibility, strong signage opportunities, ample on-site customer parking, and rear lane access. Convenient access to major transportation routes including Peigan Trail, Deerfoot Trail, Stoney Trail, and 52nd Street SE makes this location easily accessible from across the city.

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