

\$210,000 - 326 Saddleback Rd Nw, Edmonton

MLS® #E4452822

\$210,000

0 Bedroom, 0.00 Bathroom, 2,150 sqft

Business

Blue Quill, Edmonton, Alberta

BLUE QUILL TURNKEY RESTAURANT!
FULLY FIXTURED and ready for Your Future!
Be Your Own Boss with this asset sale and
lease assignment. This Property boasts: •
Hi quality fixturing and finishes through out.
• 16 ft Hood (double sided) • Walk in
cooler (8.9 x 10.3 ft) • Large kitchen (19.3 x
23.3 ft) with great equipment • No Alcohol
can be provided (lease exclusion) Seller's
notes: Reno's total investment over \$750k,
appraised above \$500k. Affordable rent at
approx. \$6800/m (to be confirmed) & HUGE
potential for upside for a capable operator
(id:6289)

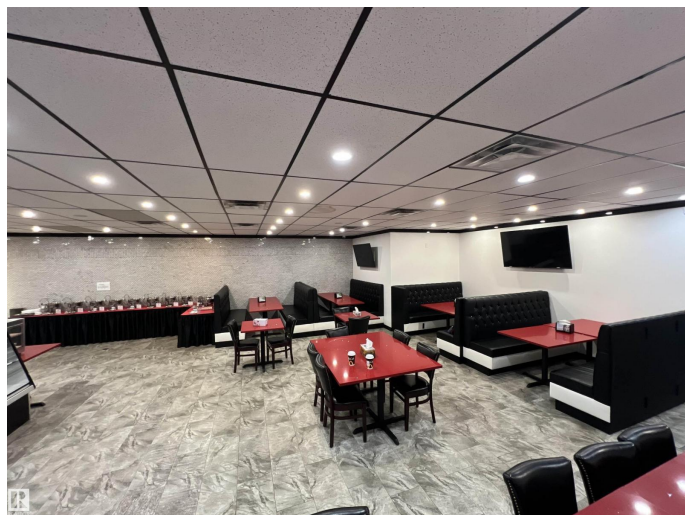
Essential Information

Listing #	E4452822
Price	\$210,000
Bathrooms	0.00
Square Footage	2,150
Type	Business

Community Information

Address	326 Saddleback Rd Nw
Subdivision	Blue Quill
City	Edmonton
Province	Alberta
Postal Code	T6J3T5

Listing Details



Listing Office

MaxWell Challenge Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 6:31pm PDT