

\$210,000 - 326 Saddleback Road, Edmonton

MLS® #E4452822

\$210,000

0 Bedroom, 0.00 Bathroom,
Business on 0.00 Acres

Blue Quill, Edmonton, AB

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: â€¢ Hi quality fixturing and finishes through out. â€¢ 16 ft Hood (double sided) â€¢ Walk in cooler (8.9 x 10.3 ft) â€¢ Large kitchen (19.3 x 23.3 ft) with great equipment â€¢ 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"

Essential Information

MLS® #	E4452822
Price	\$210,000
Bathrooms	0.00
Acres	0.00
Type	Business
Status	Active

Community Information

Address	326 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T6J 3T5

Additional Information

Date Listed	August 13th, 2025
Days on Market	68
Zoning	Zone 16

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Listing information last updated on October 20th, 2025 at 12:32pm MDT