

\$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	67
Zoning	Zone 16

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Listing information last updated on October 19th, 2025 at 10:02am MDT