

## \$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 | 35                |
| Zoning         | Zone 16           |

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Listing information last updated on September 17th, 2025 at 9:02pm MDT