

\$249,900 - 326 Saddleback Road, Edmonton

MLS® #E4452822

\$249,900

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: •
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 & HUGE potential for upside
for a capable operator" TO BE CONFIRMED



Essential Information

MLS® #	E4452822
Price	\$249,900
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	14
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 27th, 2025 at 5:17pm MDT