

# \$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: 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 & 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 | 18                |
| Zoning         | Zone 16           |

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Listing information last updated on August 31st, 2025 at 2:02pm MDT