

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1, 165 EAGLE RIDGE BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort McMurray, Alberta

**Listing ID:**  
32220

**MLS ID:**  
A2258987

**\$525,000**



 **FATIMA MIAN**  
 (780) 880-9800

 **RE/MAX Connect**  
 780-743-1369

 **1, 165 Eagle Ridge Boulevard , Fort McMurray , Alberta T9K 2Z7**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	147	C1
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Eagle Ridge	Commercial Mix	2017
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Hotel/Motel	Commercial	Business
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
0000000	1771.00	164.53
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
All Existing Equipment and Furniture	None Known	Financial Statements,Leases

Business for Sale: Eagle Ridge Eatery & Café An exciting opportunity to own a well-established eatery and café in one of Fort McMurray's most prestigious commercial areas. Operating since 2019, this business has built a strong reputation for its all-day breakfast and welcoming atmosphere, making it a local favorite for both residents and visitors. Located in Eagle Ridge, one of Fort McMurray's fastest-growing and highest-income communities, the café benefits from excellent visibility, high foot traffic, and easy accessibility. The space is well-designed with a modern layout, offering a comfortable dining experience and room for efficient kitchen operations. With consistent sales and a loyal customer base, the business is positioned for continued success. There is also significant growth potential. New ownership can expand catering services, extend hours, or introduce additional menu options to capture even more of the market. This turnkey business includes all necessary equipment, fixtures, and branding, allowing a smooth transition for the buyer. If you've been looking for a proven food service business in a prime location, Eagle Ridge Eatery & Café is the opportunity you don't want to miss. Financial details are available for qualified buyers.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.