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## 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**



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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 21	<b>Zoning</b> C1
<b>Subdivision</b> Eagle Ridge	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2017
<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 0000000	<b>Building Area (Sq. Ft.)</b> 1771.00	<b>Building Area (Sq. M.)</b> 164.53
<b>Inclusions</b> All Existing Equipment and Furniture	<b>Restrictions</b> None Known	<b>Reports</b> 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.

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