

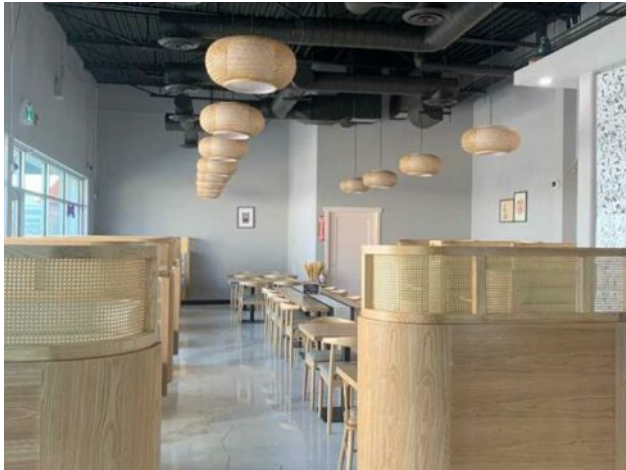


GRASSROOTS
REALTY GROUP

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**13, 145 Eagleridge Boulevard
Fort McMurray, Alberta**

MLS # A2222321



\$450,000

Division: Eagle Ridge

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All existing equipments (list will be provided to buyer)

Turnkey Asian Restaurant for Sale in The Commons – Eagle Ridge, Fort McMurray Discover an exceptional opportunity to own a fully equipped, well-established Asian restaurant located in The Commons at Eagle Ridge, one of Fort McMurray's most sought-after commercial hubs. Fort McMurray is known for its high household income and thriving economy, making it an ideal location for a profitable food business. This beautifully designed restaurant features a top-of-the-line commercial kitchen complete with a walk-in freezer, walk-in cooler, hood fan system, and ample prep areas, all built to high standards. Whether you're continuing with an Asian cuisine concept or rebranding to something new, the setup is flexible and ready for your vision. The space is also well-suited for a grocery store, ghost kitchen, or catering business, thanks to its efficient layout and premium equipment. Located in a busy plaza with high foot traffic, ample parking, and surrounded by residential neighborhoods, schools, and other popular businesses, this spot offers unbeatable visibility and convenience. The ambiance inside is warm and inviting, with modern finishes and a layout that can accommodate dine-in, takeout, and delivery services. If you're looking to expand your culinary business or start fresh in a thriving community, this is your chance to own a prime restaurant location in one of Alberta's highest-income cities.