



**GRASSROOTS**  
REALTY GROUP

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9-13, 145 Eagle Ridge Boulevard  
Fort McMurray, Alberta

MLS # A2326997



**\$389,000**

Division: Eagle Ridge

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,169 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

**Inclusions:** Kitchen equipment, furnishings, Appliances, and a full list of equipment and chattels provided to serious inquires.

Restaurateurs! PRIME LOCATION! Eagle Ridge Commons. An unbelievable opportunity to start new or move your existing dining business into Fort McMurray's premier shopping and entertainment complex. This fully equipped, turnkey operation features a modern dining area, a professionally designed commercial kitchen, quality equipment, and a thoughtfully designed layout that allows a new owner to begin operations immediately. If you are looking for less space, there is potential to work with the landlord and shrink the square footage. Ideally situated in a high-traffic retail plaza with excellent visibility, ample customer parking, and surrounding residential neighbourhoods, this is an outstanding opportunity for an owner-operator, experienced restaurateur, or investor looking to enter the thriving Fort McMurray dining market. Business assets, equipment, leasehold improvements, all included. Inventory to be negotiated. Don't miss your chance to own one of Fort McMurray's well-known dining destinations!