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## 1, 165 Eagle Ridge Boulevard Fort McMurray, Alberta

MLS # A2258987



All Existing Equipment and Furniture

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

\$525,000

Eagle Ridge Business

Division:

Type:
Bus. Type:

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 1,771 sq.ft.

Zoning: C1

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

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.