

1, 165 Eagle Ridge Boulevard  
Fort McMurray, Alberta

MLS # A2258987

**\$525,000**



**Division:** Eagle Ridge

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,771 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All Existing Equipment and Furniture

**Business for Sale:** Eagle Ridge Eatery & Caf&eacute;; An exciting opportunity to own a well-established eatery and caf&eacute; in one of Fort McMurray&rsquo;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&rsquo;s fastest-growing and highest-income communities, the caf&eacute; 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&rsquo;ve been looking for a proven food service business in a prime location, Eagle Ridge Eatery & Caf&eacute; is the opportunity you don&rsquo;t want to miss. Financial details are available for qualified buyers.