

# \$450,000 - 13, 145 Eagleridge Boulevard, Fort McMurray

MLS® #A2222321

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Eagle Ridge, Fort McMurray, Alberta

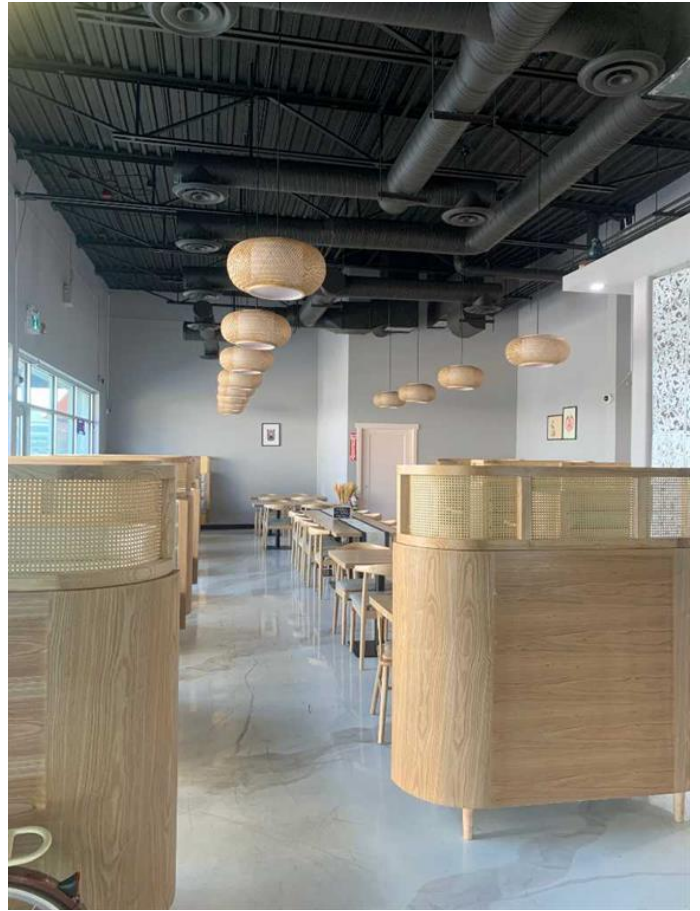
Turnkey Asian Restaurant for Sale in The Commons â€“ Eagle Ridge, Fort McMurray

Discover an exceptional opportunity to own a fully equipped, well-established Asian restaurant located in The Commons at Eagle Ridge, one of Fort McMurrayâ€™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.

Built in 2022

Essential Information

MLS® #	A2222321
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	13, 145 Eagleridge Boulevard
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2Z7

Additional Information

Date Listed	May 17th, 2025
Days on Market	83
Zoning	C1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

