

SALE/LEASE

±1,359 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



366 Saddleback Road NW, Edmonton, AB

BLUE QUILL TURNKEY RESTAURANT

Property Highlights

- Turnkey Pizza and Indian Restaurant
- Storage cooler
- Ample on-site parking
- Blue Quill is a mature, well-populated neighborhood, ensuring steady foot traffic and a built-in customer base from nearby residents
- Positioned along Saddleback Road, the site benefits from good street visibility, transit friendly, and convenient access via major roads like 111 Street and 23 Avenue.

Contact

Shonik Dhamija

Associate

Cell: 780.850.5777

Direct: 780.784.9587

shonik@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

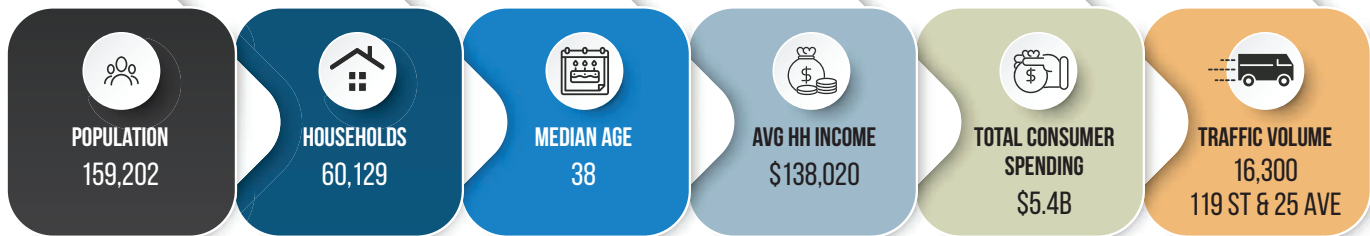
SALE/LEASE

Blue Quill Turnkey Restaurant

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Demographics within 5KM



Contact

Shonik Dhamija
Associate
Cell: 780.850.5777
Direct: 780.784.9587
shonik@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

SALE/LEASE

Blue Quill Turnkey Restaurant

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 366 Saddleback Road NW, Edmonton, AB

Legal Address: LOT 7 BLOCK 3 PLAN 7823059

Size: 1,359 Sq. Ft. (+/-)

Zoning: CNC

Parking: Street parking

Possession: Immediate/negotiable

\$\$\$

Purchase Price: \$350,000.00 *Business Asset Sale

Lease Rate: \$26.00/Sq. Ft.

Op Costs: \$16.00/Sq. Ft.

Contact

Shonik Dhamija

Associate

Cell: 780.850.5777

Direct: 780.784.9587

shonik@lizotteterealestate.com

