

\$130,000 - 6,, 4100 Marlborough Drive Ne, Calgary

MLS® #A2233979

\$130,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Marlborough, Calgary, Alberta

Located in a prime NE Calgary plaza directly across from a busy school, this recently updated convenience store is a rare opportunity for entrepreneurs seeking a well-positioned, growing business. The store currently generates ~\$1,000 in daily sales, with the potential to increase to \$2,000+ per day through targeted promotions, product diversification, and expanded services.

Positioned next to a high-performing liquor store (also for sale by the same owner), offering a unique chance to purchase both businesses together and operate a powerful duo with high customer crossover and operational synergy.

Key Features: Directly Across from a School:
High daytime foot traffic

Multiple Revenue Streams: FedEx shipping,
U-Haul rentals, vape/tobacco products,
licensed food menu

Attractive Lease: Net rent \$4,300/month
(includes operating costs), utilities extra

Growing Sales: ~\$1,000/day and rising

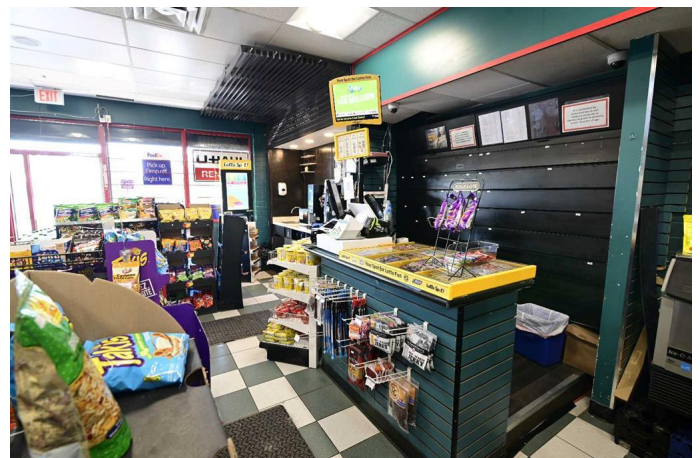
Combo Opportunity: Buy together with
neighboring liquor store for a dynamic retail
pair

Built in 1975

Essential Information

MLS® # A2233979

Price \$130,000



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|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 6,, 4100 Marlborough Drive Ne |
| Subdivision | Marlborough |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 2Z5 |

Additional Information

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| Date Listed | June 24th, 2025 |
| Days on Market | 45 |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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